Government
Publication

SESSIONAL PAPERS

VOL. XXXI.—PART IX.

FIRST AND SECOND SESSIONS,

NINTH LEGISLATURE

OF THE

PROVINCE OF ONTARIO.

SESSIONS 1898-9.

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No. 2.. Report of the Minister of Education for the year 1898, with the Statistics of 1897. Presented to the Legislature 3rd March, 1899. *Printed.*

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No. 4.. Estimates for the year 1899. Presented to the Legislature 8th February 1899. *Printed.* Estimates (supplementary) for the year 1899. Presented to the Legislature 30th March, 1899. *Printed.*

No. 5.. Report of the Commissioner of Crown Lands for the year 1898. Presented to the Legislature 22nd March, 1899. *Printed.*

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No. 7.. Report of the Inspector of Division Courts for the year 1898. Presented to the Legislature 23rd February, 1899. *Printed.*

No. 8.. Report on the working of the Tavern and Shop Licenses Acts for the year 1898. Presented to the Legislature 15th February, 1899. *Printed.*

No. 9.. Report of the Commissioner of Public Works for the year 1898. Presented to the Legislature 23rd February, 1899. *Printed.*

No. 10.. Report of the Inspector of Insurance and Registrar of Friendly Societies for the year 1898. Presented to the Legislature 27th February, 1899. *Printed.*

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No. 13.. Report upon the Houses of Refuge and Orphan and Magdalen Asylums of the Province for the year ending 30th September, 1898. Presented to the Legislature 29th March, 1899. *Printed.*

No. 14.. Report upon the Hospitals of the Province for the year ending the 30th September, 1898. Presented to the Legislature 27th March, 1899. *Printed.*

No. 15.. Report upon the Institution for the Education of the Blind, Brantford, for the year ending 30th September, 1898. Presented to the Legislature 8th February, 1899. *Printed.*

No. 16.. Report upon the Institution for the Education of the Deaf and Dumb, Belleville, for the year ending 30th September, 1898. Presented to the Legislature 8th February, 1899. *Printed.*

No. 17.. Report of the Work under the Children's Protection Act for the year 1898. Presented to the Legislature 23rd February, 1899. *Printed.*

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No. 19.. Report of the Agricultural and Experimental Union of Ontario for the year 1898. Presented to the Legislature 22nd March, 1899. *Printed.*

No. 20.. Report of the Fruit Growers' Association of Ontario for the year 1898. Presented to the Legislature 22nd March, 1899. *Printed.*

No. 21.. Report of the Fruit Experiment Stations of Ontario for the year 1898. Presented to the Legislature 22nd March, 1899. *Printed.*

No. 22.. Report of the Superintendent of Spraying for the year 1898. Presented to the Legislature 17th March, 1899. *Printed.*

No. 23.. Report of the Entomological Society of Ontario for the year 1898. Presented to the Legislature 22nd March, 1899. *Printed.*

No. 24.. Report of the Bee Keepers' Association for the Province for the year 1898. Presented to the Legislature 22nd March, 1899. *Printed.*

No. 25.. Report of the Poultry and Pet Stock Association of the Province for the year 1898. Presented to the Legislature 22nd March, 1899 *Printed.*

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No. 33.. Report of the Ontario Game and Fish Commission. Presented to the Legislature 17th March, 1899. *Printed.*

No. 34.. Report of the Commissioners for the Queen Victoria Niagara Falls Park for the year 1898. Presented to the Legislature 24th February, 1899. *Printed.*

No. 35.. Report of the Royal Commission on Forest Protection and Perpetuation in Ontario, 1898. Presented to the Legislature 25th March, 1899. *Printed.*

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No. 39.. Report of the Board of Health for the year 1898. Presented to the Legislature 28th February, 1899. *Printed.*

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No. 43.. Copy of Order in Council approving of certain appointments on the Staff of Upper Canada College. Presented to the Legislature 10th August, 1898. *Not printed.*

No. 44.. Copy of Minutes of the Department of Education approving of certain Regulations. Presented to the Legislature 10th August, 1898. *Not printed.*

No. 45.. Copy of an Order in Council approving of Regulations governing the disposal of Water Powers. Presented to the Legislature, 19th August 1898. *Not printed.*

No. 46.. Copy of an Order in Council respecting the terms and conditions governing the lease of Corundum Lands. Presented to the Legislature 19th August, 1898. *Not printed.*

No. 47.. Copy of an Order in Council approving of Regulations for Mining Divisions. Presented to the Legislature, 24th August, 1898. *Not printed.*

No. 48... Copy of an Order in Council approving of certain amendments to the Regulations for Mining Divisions. Presented to the Legislature, 24th August, 1898. *Not printed.*

No. 49.. Copy of an Order in Council establishing the Michipicoten Mining Division. Presented to the Legislature, 24th August, 1898. *Not printed.*

No. 50.. Reports relating to Toronto University. Presented to the Legislature, 2nd March, 1899. *Printed.*

No. 51.. Report of the Librarian on the state of the Legislative Library. Presented to the Legislature, 2nd February, 1899. *Not printed.*

No. 52.. Report of the Inspector of the House of Refuge, County of Waterloo. Presented to the Legislature, 8th February, 1899. *Not printed.*

No. 53.. Copy of Order in Council respecting the payment of surplus Surrogate Court Fees to Judge Jamieson. Presented to the Legislature, 8th February, 1899. *Not printed.*

No. 54.. Copies of Orders in Council commuting Surrogate Court Fees of Judges Huges, Barron, Elliott, Doyle, Monck and Mosgrove. Presented to the Legislature, 8th February, 1899. *Not printed.*

No. 55.. Statement as to the disposal of the Sessional and Revised Statutes of Ontario. Presented to the Legislature, 8th February, 1899. *Not printed.*

No. 56.. Return to an Address to His Honour the Lieutenant-Governor of the tenth day of August, 1898, praying that he will cause to be laid before this House a Return of copies of all Orders in Council, correspondence and other documents relating to the deciding upon, and purchase of a site in the City of London for the proposed Normal School. Presented to the Legislature, 14th February, 1899. Mr. *Hodgens. Not printed.*

No. 57.. Return to an Order of the House of the seventeenth day of August, 1898, for a Return of copies of all correspondence and papers relating to, or connected with, the confinement of Hiram Augustus McCrea in the Asylums at Kingston amd Brockville, and his release therefrom. Presented to the Legislature, 17th February, 1899. Mr. *Beatty (Leeds.) Not printed.*

No. 58.. Copy of an Agreement between the Inspector of Prisons and Public Charities and the Independent Cordage Company of Ontario (Limited), respecting the manufacture of Rope at the Central Prison, Toronto. Presented to the Legislature, 20th February, 1899. *Not printed.*

No. 59.. Report of the Master of Titles for the year 1898. Presented to the Legislature, 23rd March, 1899. *Not printed.*

No. 60.. Report of the Principal of Upper Canada College for the year ending 30th June, 1898, and statements shewing receipts and disbursements for the same period. Presented to the Legislature, 23rd February, 1899. *Printed.*

No. 61.. Copy of Contract, between Her Majesty the Queen and the Riordan Paper Company, for the supply of printing paper required by the Government of the Province of Ontario. Presented to the Legislature, 23rd February, 1899. *Not printed.*

No. 62.. Return to an Order of the House of the seventeenth day of August, 1898, for a Return showing the number of saw-logs cut during the winter of 1897-1898 on the limits of the Georgian Bay and on Lakes Huron and Superior, which were driven to either of said lakes; the quantity cut in Provincial mills, and the quantity of exported uncut. Presented to the Legislature, 23rd February, 1899. Mr. *Beatty* (*Leeds.*) *Not printed.*

No. 63.. Return to an Order of the House of the twenty fourth day of August, 1898, for a Return of copies of all correspondence between any member of the Government or representative thereof, and any party or parties, respecting the purchase of any timber berth that may have been sold since March 1st, 1898. Presented to the Legislature, 28th February, 1899. Mr. *Wardell.* *Not printed.*

No. 64.. Return to an Order of the House of the twenty-second day of February, 1899, for a Return of copies of all correspondence between any member of the Government and the License Inspector for the County of Lincoln, and any other person or persons, referring to or respecting the alleged connection of the Inspector with the business of cigar manufacture. Presented to the Legislature, 28th February, 1899. Mr. *Jessop.* *Not printed.*

No. 65.. Return to an Order of the House of the seventeenth day of February, 1899, for a Return of copies of all papers and documents in relation to the proposed contract for public printing, including specifications, tenders and a comparative statement shewing the different tenders for each item of the specification and the estimate of quantities required. Also, the total estimated amount of each tender. Also, of copies of all correspondence, if any, between the Queen's Printer and the heads of Departments as to preparation of specifications for contract for public printing. Also, of all reports, if any, of expert printers as to details of said specifications and also of all other correspondence appertaining thereto, or to the letting of the contract or conditions required from the contractor. Presented to the Legislature, 3rd March, 1899. Mr. *Matheson.* *Not printed.*

No. 66.. Return to an Order of the House of the twenty-sixth day of February, 1897, for a Return giving the names of all High School Teachers who have received Specialists' Certificates since 1885 as the result of examinations. The names of such teachers who received Specialists' Certificates on any other ground, stating the year in

which such certificate was granted, on what grounds, and the University standing of the recipient. Names of all applicants for such certificates who have been refused them, and on what grounds such refusal was based. Presented to the Legislature, 9th March, 1899. Mr. *Matheson*. *Printed.*

No. 67.. Return to an Order of the House of the twenty-seventh day of February 1899, for a Return of copies of all correspondence between the Government or any member thereof, and the Corporation of the Town of Lindsay, with reference to the appointment of a Police Magistrate and the salary to be paid him Also, copy of Order in Council appointing Police Magistrate at Lindsay. Presented to the Legislature, 9th March, 1899. Mr. *Fox*. *Not printed.*

No. 68.. Return to an Order of the House of the eighth day of March, 1899, for a Return of a copy of Miller's Report as to discovery of gold in the Township of Marmora, the same to be brought down during the present Session. Presented to the Legislature, 10th March, 1899. Mr. *McLaughlin*. *Not printed.*

No. 69.. Return to an Order of the House of the fifteenth day of December, 1897, for a Return of copies of all correspondence between the Minister of Education, or any official in the Department and Mr. Stewart of Glencoe, or any other person, in reference to the case of C. C. Grant of St. Thomas, who was charged with having obtained copies of the examination papers before the Matriculation Examination in 1896. Presented to the Legislature, 13th March, 1899. Mr. *Brower*. *Not printed.*

No. 70.. Return to an Order of the House of the sixth day of March, 1899, for a Return giving the number of circular letters, sent from the office of the Chief Game Warden, soliciting answers to a series of questions as to shooting deer while in the water. The names, addresses, occupations or professions of those to whom such circulars were addressed. Also, shewing the amount of money received from the sale of permits to kill deer during the season of 1898. Also, shewing balance left after paying salaries of Game Wardens, all expenses of offices and all moneys paid to or on behalf of Game and Fish Commissioners during the year 1898, in so far as the information is not contained in the Report of the Department. Presented to the Legislature, 21st March, 1899. Mr. *Pyne*. *Not printed.*

No. 71.. Return to an Order of the House of the sixth day of March, 1899, for a Return, giving the names, addresses, occupations or professions of all persons to whom permits were granted, during the year 1898 to collect birds, birds nests and eggs under provisions of the Act of 1889 for the protection of insectivorous and other birds. Also, of renewals and new permits which have been granted during the current year. Also, shewing number of convictions for violations of the Act during the year 1898, and specifying localities. Presented to the Legislature, 21st March, 1899. Mr. *Pyne*. *Not printed.*

No. 72.. Return to an Order of the House of the sixth day of March, 1899, for a Return, shewing all fees paid to Alfred Stunden, a constable of the Town of Bracebridge, in connection with the enforcement of the Game Laws of the Province. Presented to the Legislature, 21st March, 1899. Mr. *Reid* (*Addington.*) *Not printed.*

No. 73.. Report of the Clerk of Forestry for the year 1898. Presented to the Legislature, 25th March, 1899. *Printed.*

No. 74.. Copy of Agreement between Her Majesty the Queen and the Sturgeon Falls Pulp Company, Limited. Presented to the Legislature, 25th March, 1899. *Printed.*

No. 75.. Return shewing the Fees and Emoluments of the Registrars of Deeds of the Province for the year 1898, with which are contrasted receipts of the same nature in the years 1896 and 1897. Presented to the Legislature, 27th March, 1899. *Not printed.*

No. 76.. Return to an Order of the House of the eighth day of March, 1899, for a Return, shewing the number of Police Magistrates in Ontario, their names, residences, dates of appointment and territory over which they have jurisdiction, and shewing as well their respective salaries. Presented to the Legislature, 27th March, 1899. Mr. *Fox.* *Not printed.*

No. 77.. Return to an Order of the House of the ninth day of March, 1899, for a Return shewing the number of cases entered in the County Court of the County of Ontario for the past five years; the amount of money collected through the Sheriff during the same period and shewing as well the number of cases entered in the Division Court of the same County during the past five years, and the amount of money collected in the Court during the same period. Also, shewing the number of cases that went to trial in each Court respectively. Together with a statement of the number of cases heard or tried in the County Judges Criminal Court, the number of days in which the County Judge was engaged in revising voter's lists, in attending board of audit criminal justice accounts, the selection of jurors, and in the performance of duties under the Overholding Tenants Act and in the performance of other duties imposed upon him by law during the said period Presented to the Legislature, 27th March, 1899. Mr. *Hoyle* and *Attorney-General.* *Not printed.*

No. 78.. Correspondence and general information in respect of the application for grants of public money in aid of the construction of certain portions of the Central Counties Railway, the Central Ontario Railway, the Haliburton, Whitney and Mattawa Railway, the Irondale, Bancroft and Ottawa Railway, the James' Bay Railway, the Ontario, Belmont and Northern Railway, the Ontario and Rainy River Railway, and the Ontario, Hudson's Bay and Western Railway. Presented to the Legislature, 29th March, 1899. *Printed.*

.. Report of the Secretary and Registrar of the Province for the year 1898. Presented to the Legislature, 29th March, 1899. *Printed.*

No. 80.. Report on the operations of the Ontario Gold Concessions, Limited Presented to the Legislature, 29th March, 1899. *Printed.*

No. 81.. Report of the Attorney-General upon the indebtedness of the Townships of Dunwich and Aldborough in respect of certain drainage works. Presented to the Legislature, 31st March, 1899. *Not printed.*

LOAN CORPORATIONS STATEMENTS:

BEING

FINANCIAL STATEMENTS MADE BY

BUILDING SOCIETIES, LOAN COMPANIES, LOANING LAND COMPANIES, AND TRUSTS COMPANIES.

FOR THE YEAR ENDING

31ST DECEMBER, 1898.

PRINTED BY ORDER OF THE
LEGISLATIVE ASSEMBLY OF ONTARIO

TORONTO:
WARWICK BRO'S & RUTTER, PRINTERS, &c., 68 AND 70 FRONT STREET WEST.
1899

To the Honourable J. M. Gibson, Q.C., M.P.P.

Commissioner of Crown Lands.

Sir,—I have the honour to present herewith the second Annual Statements made by Loan Corporations under the present Act (R.S.O. 1897, c. 205). Prefixed to these statements will be found a copy of the official blank form. As might of course have been anticipated, a little difficulty arose from dissimilar forms of bookkeeping, but the companies have already taken steps to assimilate their books to the official form of statement. Another difficulty arose in a few cases from the fact that the fiscal year of the company did not formerly end with the 31st December.

The Companies included in the Report are here classified (as in the present Act) into :

Loan Companies.

Loaning Land Companies.

Trusts Companies.

The Loan Companies forming the first mentioned Class, are further sub-divided into :

A. Companies having only permanent stock.

B. Companies having withdrawable as well as permanent stock, or having withdrawable stock only.

In some cases (as will be seen from the table at the end of the Report) the Financial Statement covered the fiscal year of the Company, and not the official year ending 31st December, 1898.

I have the honour to be, Sir,
Your obedient servant,

J. HOWARD HUNTER,
Registrar of Loan Corporations.

Parliament Buildings,
Toronto, 26th June, 1899.

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FORM OF ANNUAL STATEMENT

SUPPLIED TO LOAN CORPORATIONS FOR PURPOSES OF THIS REPORT.

Note. By comparing with this form the statement actually made by each company and printed within, the fulness and completeness of the company's statement may be tested. In the case of some statements where a want of detail is noticeable, the companies have explained that their accounts will hereafter be kept in such form as to supply the necessary particulars.

FORM OF ANNUAL STATEMENT.

The following is a copy of the form supplied to each Loan Corporation for purposes of its Annual Statement for the year ending 31st December, 1898 :

ANNUAL STATEMENT

Of the condition and affairs of the (Name of Corporation) ..... *of*..... *at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.*

The Corporation was incorporated under the laws of ..... *on the* ..... *day of*..... *18*.....

The Head Office of the Corporation is at No.....(Name of Street) ..... *in the* (City, Town or Village) ..... *of*..... *in the* (Province, State, etc., ... *of* ..... *The Chief Agency for Ontario* (If the Corporation's Head Office is elsewhere than in Ontario) *is situated at No*.....(Name of Street)..... *Street, in the* (City, Town, etc.)..... *of*..... *in the Province of Ontario*

The Chief Agent and Attorney for Ontario (If Corporation's Head Office is elsewhere than in Ontario) *is* (Name) ..... *and his address is*..... *in the Province of Ontario.*

The Board is constituted of..... *Directors holding office for*..... *years*

The Directors and Chief Executive Officers of the Corporation at the 31st December, 1898, were as follows :

Names of Directors and Chief Executive Officers.	Designation of Office.	Address.	Term of Office.	
			Began (Date).	Will end (Date).
	President.			
	Vice-President.			
	Manager.			
	Secretary.			

A. Permanent Capital Stock : Total amount authorized, $ Total amount subscribed, $ as more particularly set out in Schedule A hereto.

B. Terminating or Withdrawable Stock : Total amount subscribed, $, made up as follows :—

		Total.	Total.
Shares Fully Paid Stock..... .....at $	per Share $	on which there has been paid $	
Shares "Prepaid" Stock (other than above ....at $	per Share..$	on which there has been paid $	
Shares Instalment Stock (payable by fixed periodical payments).....at	per Share. $	on which there has been paid $	

Total number of Shares , subscribed by Shareholders, who have paid thereon the total of $

SCHEDULE B.

Shares of Terminating or Withdrawable Stock.	Fully Paid.		Prepaid.		Instalment.		Total.
	No.	Amount	No.	Amount	No.	Amount	
		$		$		$	
Number and amount in force at 31st Dec., 1897							
" issued during 1898.....							
Gross total in force at any time in 1898							
	No. of shares.	Amount					
		$					
Deduct as follows :—							
Withdrawn and paid off during 1898.							
Retired by Corporation during 1898 .							
Converted into Permanent Stock during 1898							
Forfeited and lapsed during 1898							
Total deductions....							
Net total remaining in force at 31st December, 1898.....							
Total amount distributed or credited in 1898							
(1) As interest							
Rate of such interest, per cent. per annum							
(2) As dividends out of profits.....							
Rate or rates per cent. of such dividends.....							

BALANCE SHEET AS AT THE 31st DECEMBER, 1898.

DR. CAPITAL AND LIABILITIES.

Item No.		$ cts	$ cts.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A. PERMANENT CAPITAL STOCK OR SHARES.		
1.	(a) *Ordinary Joint Stock* Capital fully called: Total called $..... Total paid thereon		
2.	(b) *Ordinary Joint Stock* Capital .. % called: Total called $.... .....Total paid thereon		
3.	(c) *Ordinary Joint Stock* Capital....% called: Total called $.....Total paid thereon		
4.	(d) Dividends declared in respect of (1), (2) or (3), but not yet paid		
5.	(e) Unappropriated profits in respect of (1), (2) or (3)		
6.	(f) Reserve Fund in respect of (1), (2) or (3)		
7.	(g) Contingent Fund in respect of (1), (2) or (3)		
8.	(h) *Instalment Permanent Stock* (payable by fixed periodical payments): Total subscribed $. on which has been paid		
9.	(i) Dividends declared on (8) but not yet paid		
10.	(j) Unappropriated profits on (8)		
11.	(k) Reserve Fund in respect of (8)		
12.	(l) Contingent Fund in respect of (8)		
13.	(m) Instalments or Premiums on (8) paid in advance		
	B. TERMINATING CAPITAL STOCK OR SHARES:—		
14.	(a) *Fully Paid Stock*: Total in force .....shares at $ .. ..per share....		
15.	(b) Profits or accrued interest on (14) credited or appropriated but not yet paid.		
16.	(c) Profits or accrued interest on (14) not credited or appropriated		
17.	(d) *Prepaid Stock*: Total in force.....shares at $.....per share, on which has been paid		
18.	(e) Profits or accrued interest on (17) credited or appropriated but not yet paid		
19.	(f) Profits or accrued interest on (17) not credited or appropriated		
20.	(g) *Instalment Stock*: Total issue now in force.....shares at $.....per share $ .....on which has been paid		
21.	(h) Profits or accrued interest on (20) credited or appropriated but not paid out		
22.	(i) Profits or accrued interest on (20) not credited or appropriated		
23.	(j) Instalments or Premiums paid on (20) in advance		
	C. LIABILITY TO STOCKHOLDERS OR SHAREHOLDERS OTHER THAN ALREADY SHOWN UNDER A OR B, VIZ.:—		
24.			
25.			
26.			
	LIABILITIES TO THE PUBLIC.		
27.	Deposits		
28.	Interest on deposits, due, or accrued, or capitalized		
29.	Debentures issued in Canada		
30.	Interest due and accrued on (29)		
31.	Debentures issued elsewhere than in Canada		
32.	Interest due and accrued on (31)		
33.	Debenture stock issued in Canada		
34.	Interest due and accrued on (33)		
35.	Debenture stock issued elsewhere than in Canada		
36.	Interest due and accrued on (35)		
37.	Owing to Banks (including interest due or accrued)		
38.	Due on Bills Payable other than (37), including interest due or accrued)		
39.	Due on Loans in process of completion or to pay assumed mortgages		
40.	Other liabilities to the public, viz.:—		
41.	(a)		
42.	(b)		
43.	(c)		
	Total Actual Liabilities		

BALANCE SHEET AS AT 31st DECEMBER, 1898.—*Continued.*

Dr.—*Continued.*

	$	cts.	$	cts.
CONTINGENT LIABILITIES.				
44. Claims against the Corporation not acknowledged as debts, viz. :—				
45. (a)				
46. (b)				
47. (c)				
48. Money for which the Corporation is contingently liable, viz. :—				
49. (a) Principle guaranteed				
50. (b) Interest guaranteed				
51. (c) Trust Funds invested but not guaranteed :—				
52. (1) Principal				
53. (2) Interest				
54. (d) Trust Funds uninvested not bearing interest and not guaranteed				
Total Contingent Liabilities				
Gross Total Liabilities, Actual and Contingent				

Cr.	$	cts.	$	cts.
I. ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.				
A.—Immovable Property Owned Beneficially by the Corporation :—				
1. (a) Office premises situated as follows :—				
2. (I) At.....held in freehold				
3. (II) At.....held in .....hold				
4. (III) At.....held in .....hold				
5. (b) Freehold land (including buildings) other than foregoing				
6. (c) Leasehold land (including buildings) other than foregoing				
7. (d)				
8. (e)				
B.—Debts Secured by Mortgages of Land :—				
9. (a) Debts (other than item (10) secured by mortgages of land				
10. (b) Debts secured by mortgaged land held for sale				
11. (c) Interest due and accrued on items 9 and 10 and not included therein				
12. (d) Of the debts mentioned in items 9, 10 and 11 the sum of $ ..... is due by directors or officers of the Corporation (not extended)				
C.—Debts not above Enumerated for which the Corporation Holds Securities as Follows :—				
13. (a) Debts secured by accepted Bills of Exchange				
14. (b) Debts secured by Municipal Bonds or Debentures				
15. (c) Debts secured by Public School Debentures				
16. (d) Debts secured by Loan Corporations' Debentures				
17. (e) Debts secured by Dominion Government Stock or Bonds				
18. (f) Debts secured by Stock or Bonds of any of the Provinces of Canada				
19. (g) Debts secured by the Stock or Bonds of other Governments				
20. (h) Debts secured only by Permanent Stock or Shares of the Corporation				
21. (i) Debts secured only by Terminating Stock or Shares of the Corporation				
22. (j) Debts secured by				
23. (k) Debts secured by				
24. (l) Debts secured by				
25. (m) Debts secured by				
26. (n) Interest due or accrued on items 14 to 25 and not included therein				
D.—Unsecured Debts :—				
27. (a)				
28. (b)				
29. (c)				
30. (d) Interest due or accrued on items 27 to 29 and not included therein				

BALANCE SHEET AS AT 31st DECEMBER, 1898.—*Continued.*

CR.—*Continued.*

	$	cts	$	cts.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.—*Continued.*				
E.—CASH :—				
31. (*a*) On hand				
32. (*b*) In bank as follows :—				
33. (I) In the ..... Bank at				
34. (II) In the ..... Bank at				
35. (III) In the ..... Bank at				
36. (IV) In the ..... Bank at				
F. ASSETS NOT HEREINBEFORE MENTIONED —:				
37. (*a*)				
38. (*b*)				
39. (*c*)				
40. (*d*)				
41. (*e*)				
42. (*f*)				
Total of assets owned beneficially by Corporation				
II.—ASSETS NOT OWNED BENEFICIALLY BY CORPORATION BUT FOR WHICH THE CORPORATION IS ACCOUNTABLE :				
A.—AS GUARANTOR.				
(*a*) Mortgage securities :—				
43. (I) Principal				
44. (II) Interest due and accrued				
(*b*) Other securities :—				
45. (I) Principal				
46. (II) Interest due and accrued				
B.—AS TRUSTEE, REPRESENTATIVE, GUARDIAN, OR AGENT (WITHOUT GUARANTEE.)				
(*a*) Mortgage securities :—				
47. (I) Principal				
48. (II) Interest due and accrued				
(*b*) Other securities :—				
49. (I) Principal				
50. (II) Interest due and accrued				
51. (*c*) Unsecured debts				
52. (*d*) Uninvested Trust funds				
Total of Assets II				
Gross total of Assets I and II				

RECEIPTS FOR THE YEAR ENDING 31st DECEMBER, 1898

I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.	Amount carried to earnings, maintenance or contingent account. (Column 1.)		Amount carried to Capital Account.				Total. (Column 4.)	
			Terminating Capital. (Column 2.)		Permanent Capital including Reserve. (Column 3.)			
A.—Balances from 31st December, 1897:—	$	c.	$	c.	$	c.	$	c.
Item No.								
1. (*a*) Capital Account								
(*b*) Cash (not already shown under (1))								
2. (i) On hand								
3. (ii) In bank								
B.—Sums Received Wholly or Partly on Capital Stock:—								
4. (*a*) Calls on Joint Stock Permanent Capital								
5. (*b*) Premiums on (4)								
6. (*c*) Sales of fully paid Building Society Stock								
7. (*d*) Sales of prepaid Building Society Stock								
8. (*e*) Dues on Instalment Building Society Stock								
9. (*f*) Premiums on (6), (7) and (8)								
C.—Receipts on Account of Investments, Loans or Debts.								
(*a*) On Mortgages of Realty:								
10. (i) Principal								
11. (ii) Interest								
(*b*) On other securities:								
12. (i) Principal								
13. (ii) Interest or Dividends								
(*c*) Unsecured Debts								
14. (i) Principal								
15. (ii) Interest								
D.—Receipts from Real Estate Owned Beneficially by Corporation:—								
16. (*a*) Sales (not included in any of foregoing items)								
17. (*b*) Rent								
E.—Miscellaneous:—								
18. (*a*) Commission, Brokerage (or Remuneration as Corporate Agent, Trustees, etc.)								
19. (*b*) Premium or Bonus on Loans								
20. (*c*) Membership or Entry Fees (being income of corporation)								
21. (*d*) Fines								
22. (*e*) Forfeiture or Lapses. (*Extend into Column 1*)								
23. (*f*) Revivals of Terminating Stock. (*Extend into Column 2*)								
24. (*g*) Conversions of Terminating Stock into Permanent Stock (*Extend into Column 3*)								
F.—Borrowed Money:—								
25. (*a*) Bank or other advances, discounts or overdrafts								
26. (*b*) Borrowed by taking deposits								
27. (*c*) Borrowed on Debentures								
28. (*d*) Borrowed on Debenture Stock								
29. (*e*) Borrowed otherwise, viz:—								
30. G.—Receipts from Other Sources, viz:—								
Totals								

RECEIPTS FOR THE YEAR ENDING 31st DECEMBER, 1898 —*Continued*

II.—RECEIVED AS CORPORATE TRUSTEE, REPRESENTATIVE, GUARDIAN OR AGENT IN TRUST.	Amount carried to earnings, maintenance or contingent account.		Carried to Capital Account.		Total.	
	$	c.	$	c.	$	c.
A.—Balances from 31st December, 1897 :—						
Item No.						
31. (*a*) Capital Account						
(*b*) Cash (not included in 31) :—						
32. (i) On hand						
33. (ii) In bank						
B.—Received on Account of Investments, Loans or Debts :—						
34. (*a*) On Mortgages : Principal, $ ..... Interest, $						
35. (*b*) On other securities : Principal, $ ..... Interest, $						
36. (*c*) On Unsecured Debts : Principal, $ ..... Interest, $						
C.—Receipts from Real Estate :—						
37. (*a*) Sales (not included in foregoing items)						
38. (*b*) Rents						
D.—Receipts from Other Sources, viz.:—						
39. (*a*)						
40. (*b*)						
41. (*c*)						
Totals						

EXPENDITURE FOR THE YEAR ENDING 31st DECEMBER, 1898.

Item No.	I.—EXPENDED ON CORPORATION ACCOUNT.	Amount carried to Earnings, Maintenance or Contingent Account. (Column 1).		Amount carried to Capital Account.					
				Terminating Capital. (Column 2.)		Permanent Capital, including Reserve. (Column 2.)		Total. (Column 4.)	
	A.—Sums Loaned or Invested on Capital Account.	$	c.	$	c.	$	c.	$	c.
1.	(a) Loaned on Mortgages of Realty (including item 7 (e) if no separate account therefor								
	(b) Loaned or invested in other Securities, viz. :—								
2.	(i)								
3.	(ii)								
4.	(iii)								
5.	(iv)								
6.	(c) Real Estate purchased								
7.	(d) Incumbrances on Realty paid off								
	(e) Insurances or taxes advanced on property mortgaged to the corporation								
	B.—Expended on Stock Account:—								
8.	Dividends paid on Permanent Stock. (*Extend into Column 1*)								
9.	Dividends paid on Terminating Stock. (*Extend into Column 1*)								
10.	Interest paid on Terminating Stock. (*Extend into Column 1*)								
11.	Paid for Terminating Stock withdrawn. (*Extend into Column 1 or 2, divide between 1 and 2, as case may be*)								
12.	Paid for Terminating Stock matured. (*Extend as in 11*)								
13.	Profits paid on (11) and (12). (*Extend as in 11*)								
14.	Paid for Terminating Stock retired. (*Extend into Column 2*)								
15.	Terminating Stock forfeited or lapsed. (*Extend into Column 2*)								
16.	Terminating Stock converted into Permanent. (*Extend into Col. 2*)								
17.	Terminating Stock revived (*Extend into Column 1*)								
	C.—Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:—								
18.	(a) Bank Account (Principal and Interest)								
19.	(b) Deposits: Principal, $ Interest, $								
20.	(c) Debentures issued in Canada: Principal, $ Interest, $								
21.	(d) Debentures issued elsewhere: Principal, $ Interest, $								
22.	(e) Debenture Stock issued in Canada: Principal, $ Interest, $								
23.	(f) Debenture Stock issued elsewhere: Principal, $ Interest, $								
24.	(g) Guarantees paid: Principal, $ Interest, $								
	D.—Management Expenses (other than foregoing):—								
25.	(a) Salaries and Fees								
26.	(b) Commission or Brokerage								
27.	(c) Advances to Agents								
28.	(d) Stationery, Postage, Printing and Advertising								
29.	(e) Law Costs								
30.	(f) Fuel, Rent, Taxes (other than in 7) and Rates								
31.	(g) Travelling Expenses								
32.	(h) Registration Fee								
	E.—Other Expenditures, viz.:—								
33.	(a)								
34.	(b)								
35.	(c)								
36.	(d)								
	F.—Balance.	$	cts.						
37.	(a) Cash on hand								
	(b) Cash in various banks as follows:								
38.	(i)								
39.	(ii)								
40.	(iii)								
41.	(iv)								
	Totals								

EXPENDITURE FOR THE YEAR ENDING 31st DECEMBER, 1898.—*Con.*

II.—EXPENDED ON TRUST OR AGENCY ACCOUNT.

Item No.	A.—Loaned or Invested on Capital Account.	Amount carried to Earnings, Maintenance or Contingent Account. $	c.	Amount carried to Capital Account: $	c.	Total. $	c.
42.	(*a*) Loaned on Mortgages of Realty						
	(*b*) Loaned or invested on or in other Securities, viz: —						
43.	(i)						
44.	(ii)						
45.	(iii)						
46.	(iv)						
47.	(*c*) Real Estate purchased						
	(*d*) Incumbrances on Realty paid off, viz.:—						
48.	(i) Principal						
49.	(ii) Interest						
	B.—Other Expenditures.						
50.	(*a*) Commission or Remuneration paid for Management of Estate, Trust or Agency (including item 26)						
51.	(*b*) Rents, Taxes and Rates						
52.	(*c*) Debts or obligations wholly or partly paid: Principal, $... Interest, $...						
53.	(*d*)						

	C.—Balance.	$	cts.
54.	(*a*) Cash on hand		
	(*b*) Cash in various banks as follows:—		
55.	(i)		
56.	(ii)		
57.	(iii)		

Totals

Miscellaneous Statement for the year ending 31st December, 1898.

		$	c.
1.	Amount of Debentures issued by the Corporation in Canada which will mature in 1899		
2.	Amount of Debentures issued by the Corporation elsewhere which will mature in 1899		
3.	Amount of other existing obligations of the Corporation which will mature in 1899		
4.	Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899		
5.	Average rate of interest per annum paid by the Corporation during 1898 on deposits? on debentures? on debenture stock?		
6.	Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty? on other securities?		
7.	Of the mortgages held by the Corporation $ is on realty situate in Ontario, and $ is on realty situate elsewhere		
8.	Loans written off or transferred to real estate account during 1898		
9.	Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No. Amount		
10.	Aggregate market value of the land mortgaged to the Corporation $		
11.	How often are the securities held by the Corporation valued?		
12.	(*a*) What officers of the Corporation are under bond and for what sum respectively?		
	(*b*) Are the said bonds executed by private sureties or by Guarantee Companies?		
13.	When were the accounts of the Corporation last audited?		
14.	Names and addresses of the auditors respectively for 1898 and for 1899 (if appointed)		

County of }
}

We, President and Secretary of the Loan Corporation known as the , severally make oath and say, and each for himself says, that we are the above described officers of the said Corporation, and that we have each of us individually the means of verifying the correctness of the statement within contained of the affairs of the said Corporation, and that on the 31st of December, 1898, all the above described assets were the absolute property of the said Corporation, free and clear from any liens or claims thereon, except as hereinbefore stated, and we are satisfied that the foregoing statement, with the schedules and explanations herein contained and hereunto annexed, are a full and correct exhibit of all the liabilities and assets and of the income and expenditure, and of the general condition and affairs of the said Corporation on the 31st day of December, 1898, and for the year ending on that day.

Sworn before me at the in the County of } .....*President.*
this day of A.D. 1899. } .....*Secretary.*

.....

Attach to this Annual Statement a certified copy of the Statement or Statements furnished to shareholders during the year ending 31st December, 1898; also a copy of the Auditors' Certificate. Loan Corporations Act, sections 91, 93 and 100.

I. LOAN COMPANIES.

A. COMPANIES HAVING ONLY PERMANENT STOCK.

DETAILED REPORTS OF THE SEVERAL COMPANIES.

AGRICULTURAL SAVINGS AND LOAN COMPANY.

Head Office, London, Ont.

Constating Instruments.*

1872. Declaration of the Agricultural Investment Society and Savings Bank, under Consolidated Statutes of Upper Canada (1859), chap. 53, filed with the Clerk of the Peace for the County of Middlesex, Ontario, May 3, 1872.

1873. Instrument amalgamating the Society (under the above name) with the London Freehold and Leasehold Land Benefit Building Society, and with the London Union Savings, Loan and Permanent Investment Society; filed in above office April, 1873.

1877, July 23. Order-in-Council, Canada, changing corporate name to Agricultural Savings and Loan Company.

1877, July 28. Order-in-Council, Ontario, making same change of corporate name.

Lending and borrowing powers: Derived from the successive Public General Acts of the Province; Consolidated Statutes of Upper Canada, chap. 53; R.S.O. 1877, c. 164; R.S.O. 1887, c. 169; R.S.O 1897, c. 205.

Annual Statement

Of the condition and affairs of the Agricultural Savings and Loan Company of London, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 109 Dundas street, in the City of London, in the Province of Ontario.

The Board is constituted of five directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Daniel Regan	President	London, Ont	February 17th, 1898	February 16th, 1899.
W. J. Reid	Vice-President	"	"	"
Thomas McCormick	Director	"	"	"
Thomas Beattie, M.P.	Director	"	"	"
Thomas H. Smallman	Director	"	"	"
C. P. Butler	Secretary	"		

* In this Report the phrase "Constating Instruments" is used as in law books to signify the document or collected documents which fix the purposes, constitution and powers of the corporation. The original instruments mentioned in this Report or copies of the originals are in nearly all cases filed in the Department of Insurance for Ontario.—J. H. H.

A. Permanent capital stock: Total amount authorized, $1,000,000; total amount subscribed, $630,200, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*

Description.	No. of shares.	Par value of shares.	Total amount held.
		$ c.	$ c.
1. Fully paid	12,604	50 00	630,200 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

DR. *Capital and Liabilities.*

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called: Total called $.....; total paid thereon	630,200 00	
4. (d) Dividends declared in respect of (1), but not yet paid	18,906 00	
5. (e) Unappropriated profits in respect of (1)	3,090 45	
6. (f) Reserve fund in respect of (1)	170,000 00	
		822,196 45
LIABILITIES TO THE PUBLIC.		
27. Deposits	577,328 12	
29. Debentures issued in Canada	518,040 00	
31. Debentures issued elsewhere than in Canada	200,112 29	
32. Interest due and accrued on (31)	8,105 10	
39. Due on loans in process of completion or to pay assumed mortgages.	30,784 66	
40 Other liabilities to the public, viz.:		
41. (a) Expense sterling debentures	200 00	
42. (b) Commission on loans	44 50	
43. (c) Federal Bank	11 25	
(e) Expense account	269 50	
(f) Solicitor's fees, etc.	100 00	
		1,334,995 42
Total actual liabilities		2,157,191 87

Balance Sheet as at 31st December, 1898.

Cr.

—	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation*		
1. (*a*) Office premises situate as follows :—		
2. (i) At London, held in freehold	26,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	507 50	26,507 50
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	2,030,557 07	
10. (*b*) Debts secured by mortgaged land held for sale	12,677 83	2,043,234 90
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows :*		
14. (*b*) Debts secured by Municipal Bonds or Debentures	260 37	
20. (*h*) Debts secured only by permanent stock or shares of the corporation	2,128 32	2,388 69
E.—*Cash.*		
31. (*a*) On hand	4,233 30	
32. (*b*) In bank	79,192 23	83,425 53
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Office furniture	500 00	
38. (*b*) Rents accrued	1,135 25	1,635 25
Total of assets owned beneficially by corporation		2,157,191 87

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I.—Received by the Corporation for its Own use.	$ c.	$ c.
	A.—*Balances from 31st December, 1897.*		
1.	(a) Capital account	709 47	
2.	(i) On hand	3,412 74	
3.	(ii) In bank	63,419 60	67,541 81
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(a) On mortgages of realty :—		
10.	(i) Principal	198,925 52	
11.	(ii) Interest	105,063 59	
	(b) On other securities :—		
12.	(i) Loans on stock	127 30	304,116 41
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
16.	(a) Sales (not included in any of foregoing items)	1,885 80	
17.	(b) Rents, offices	1,583 71	3,469 51
	E.—*Miscellaneous.*		
18.	(a) Commission, brokerage (or remuneration as corporate agent, trustee, etc.)	285 41	285 41
	F.—*Borrowed Money.*		
26.	(b) Borrowed by taking deposits	729,715 47	
27.	(c) Borrowed on debentures	149,052 45	878,767 92
	G.—*Receipts from other Sources, viz.:*		
30.	(a) General interest	1,241 01	
	(b) Assumed mortgages	31,056 22	32,297 23
	Totals		1,286,478 29

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I. Expended on Corporation Account.		
	A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
1.	(*a*) Loaned on mortgages of realty	256,231 49	
7.	(*d*) Incumbrances on realty paid off	7,363 64	
			263,595 13
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock. (*Extend into Column 1*)	37,780 80	37,780 80
	C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz.:*		
19.	(*b*) Deposits: Principal, $698,661.12; interest, $361.76	699,022 88	
20.	(*c*) Debentures issued in Canada: Principal, $130,300.00; interest, $21,338.36	151,638 36	
21.	(*d*) Debentures issued elsewhere: Principal, $28,805.79; interest, $8,933.46	37,739 25	
			888,400 49
	D.—*Management Expenses (other than foregoing).*		
25.	(*a*) Salaries and fees (including auditors)	4,878 89	
26.	(*b*) Commission or brokerage	3,352 15	
28.	(*d*) Stationery, postage, printing and advertising	765 87	
29.	(*e*) Law costs	216 07	
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates	1,535 88	
31.	(*g*) Travelling expenses	1,689 20	
32.	(*h*) Registration Fee	180 00	
			12,618 06
	E.—*Other Expenditures, viz.:*		
33.	(*a*) Repairs to company's buildings	658 28	658 28
	F.—*Balance.*		
37.	(*a*) Cash on hand $4,233 30		
	(*b*) Cash in various banks 79,192 23		
		83,425 53	83,425 53
	Totals		1,286,478 29

Miscellaneous Statement for the Year ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the corporation in Canada which will mature in 1899..	111,920 00
2. Amount of debentures issued by the corporation elsewhere which will mature in 1899..	10,463 33
3. Amount of other existing obligations of the corporation which will mature in 1899, assumed mortgages exclusive of deposits. *None.*	
4. Amount of securities held by the corporation which will mature and become payable to the corporation in 1899	218,175 73
5 Average rate of interest per annum paid by the corporation during 1898 on deposits, 3.418; on debentures, 4.142; on debenture stock, nil	
6. Average rate of interest per annum received by the corporation during 1898 on mortgages of realty, 5.474; on other securities, nil	
7. Of the mortgages held by the corporation, $2,012,450.24 is on realty situate in Ontario, and none on realty situate elsewhere	
8. Loans transferred to real estate account during 1898	4,501 75
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the corporation in 1898, No. 3; amount	4,501 75
10. Aggregate market value of the land mortgaged to the corporation	4,033,440 00
11. How often are the securities held by the corporation valued? Annually.	
12. (*a*) What officers of the corporation are under bond and for what sum respectively? Manager, $10,000; teller, $15,000; accountant, $2,000; ledger keeper, $2,000.	
(*b*) Are the said bonds executed by private sureties or Guarantee Companies? All Guarantee Company bonds except $5,000.	
13. When were the accounts of the corporation last audited? For quarter ending 31st December, 1898.	
14. Names and address of the auditors for 1899. George F. Jewell, F.C.A., and Andrew Dale, London.	

THE ATLAS LOAN COMPANY.

Head Office, St. Thomas, Ont.

Constating Instruments.

1887. Incorporated as "The St. Thomas Loan Company" by declaration under R.S.O. 1887, c. 169, filed with the Clerk of the Peace for the County of Elgin, 4th August, 1887.

1891. 14th July, Order-in-Council, Ontario, changing corporate name to "The Atlas Loan Company."

1898. Special Act of Dominion of Canada incorporating the Atlas Loan Company, fixes the authorized capital stock at $2,000,000 divided into shares of $100; defines power to hold real estate, power to lend and power to borrow. Section 11 enacts: "Nothing herein contained shall be construed to exempt the company from the effect of any Act of any Province of Canada respecting building societies or loan companies which carry on business in such Province, and the head office of which society or company is in the Province."

Lending and borrowing powers: derived from R.S.O. 1887, c. 169, as continued by R.S.O. 1897, c. 205. See also the special Act of the Dominion above cited, and the special Act of the Dominion, 1899.

Annual Statement

Of the condition and affairs of the Atlas Loan Company of St. Thomas, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province

The head office of the corporation is at No. 424 Talbot Street, in the City of St. Thomas, in the Province of Ontario.

The Board is constituted of nine directors holding office for two years, four retiring one year and five the next.

The directors and chief executive officers of the corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. R. Harcourt	President	Toronto, Ont	Feb'y, 1898	Feb'y, 1900
W. H. Murch	Vice-President	St. Thomas, Ont	" 1898	" 1900
F. P. McDonald	Director	Jackson, Mich	" 1898	" 1900
R. Potts	Director	St. Thomas, Ont	" 1898	" 1900
W. Reekie	Director	" "	" 1897	" 1899
D. McLarty	Director	" "	" 1897	" 1899
M. Payne	Director	Port Stanley	" 1897	" 1899
H. Thorne	Director	Toronto	" 1897	" 1899
J. Flett	Director	"	" 1897	" 1899
A. E. Wallace	Manager	St. Thomas	Aug., 1887	

A —Permanent capital stock : Total amount authorized, $2,000,000 ; total amount subscribed, $1,000,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Joint Stock Companies Acts or Private Acts..

Description.	Total amount held.			Total amount paid thereon.
	No of shares.	Par value.	$ c.	$ c.
2. 5 per cent called	10,000	$100	1,000,000 00	300,000 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

Item No.		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A. —*Permanent Capital Stock or Shares.*		
2.	(*b*) Ordinary Joint Stock capital 5 per cent. called ; total called $50,000 ; total paid thereon	50,000 00	
3.	(*cc*) Joint Stock capital paid in advance of calls	250,000 00	
6.	(*f*) Reserve fund in respect of (2) or (3)	50,000 00	
7.	(*g*) Contingent fund in respect of (2) or (3)	3,448 67	353,448 67
	LIABILITIES TO THE PUBLIC.		
27.	Deposits (interest included)	426,658 22	
29.	Debentures issued in Canada	151,100 00	
30.	Interest due and accrued on (29)	2,437 90	
31.	Debentures issued elsewhere than in Canada	19,652 29	599,848 41
	Total actual liabilities		953,297 08

Balance Sheet as at 31st December, 1898

Ce.

	$ c.	$ c.
Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :—		
2. (i) At St. Thomas, Ontario, held in freehold	8,500 00	
7. (*d*) Stocks, Bonds and Debentures	139,673 01	
		148,173 01
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	748,868 85	
		748,868 85
C.—*Debts not above enumerated for which the Corporation holds Securities as follows :*		
20. (*h*) Debts secured only by permanent stock or shares of the corporation	11,997 00	
		11,997 00
E.—*Cash.*		
32. (*b*) In banks	44,258 22	
		44,258 22
Total of assets owned beneficially by corporation		953,297 08

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(*a*) On Mortgages of Realty:		
10.	(i) Principal	175,750 04	
	(ii) Interest	32,181 87	
	(*b*) On other securities:		
	(i) Principal—stocks	5,760 00	213,691 91
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits	534,338 04	
27.	(*c*) Borrowed on debentures	53,886 37	588,224 41
	G.—*Receipts from other sources, viz.*		
30.	(*a*) From bankers:		
	Ontario Bank	44,239 53	
	Imperial Bank	425,146 27	469,385 80
	Totals		1,271,302 12

Cash Account.

Expenditure for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.		
Item No. A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
1. (*a*) Loaned on Mortgages or Realty	189,536 22	
(*b*) Loaned or invested in other securities, viz:—Stocks, bonds and debentures	145,433 01	
		334,969 23
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extended into Column 1*)	18,000 00	18,000 00
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.*		
18. (*a*) Bank account (principal and interest)	471,813 09	
19. (*b*) Deposits: Principal, $..... Interest, $.....	420,458 91	
20. (*c*) Debentures issued in Canada: Principal, $15,300; interest, $4,800.65	20,100 65	
21. (*d*) Debentures issued elsewhere: Principal, $486.66; interest, $778.10	1,264 76	
		913,637 41
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees (and items in 28)	3,143 50	
26. (*b*) Commission or brokerage	384 56	
26. (*c*) Law costs, special legislation and inspection	670 40	
30. (*f*) Taxes (other than in 7) and rates	392 02	
32. (*h*) Registration fee	105 00	4,695 48
Totals		1,271,302 12

Miscellaneous Statement for the Year ending 31st December, 1898

1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899....	8,600 00
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899....	£1,600
3. Amount of other existing obligations of the Corporation which will mature in 1899 (savings bank deposits as they may be called)	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits 3.8 per cent.; on debentures, 4.3 per cent.; on debenture stock.....	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 1 per cent.; on other securities, 5.4 per cent.....	
7. Of the mortgages held by the Corporation, $748,868.85 is on realty situate in Ontario.....	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898: No.. 12; amount, $17,875.00.....	
10. Aggregate market value of the land mortgaged to the Corporation, $1,260,000.....	
11. How often are the securities held by the Corporation valued? Half yearly	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000.....	
(*b*) Are the bonds executed by private sureties or by guarantee companies? By guarantee companies	
13. When were the accounts of the Corporation last audited? January 21st, 1899.....	
14. Names and address of the auditors respectively for 1898: T. Leitch and A. Campbell, St. Thomas...	

THE BARRIE LOAN AND SAVINGS COMPANY, LIMITED.

Head Office, Barrie, Ont.

Constating Instruments.

Letters Patent of Incorporation, Canada, 14th April, 1881, issued under "The Canada Joint Stock Companies' Act, 1877" (40 V. c. 43 (D)).

The lending and borrowing powers are governed by R. S. C. (1886), c. 119 (continuing 40. V. c. 43 (D)). See also L. Corp. Act (R. S. O. 1897), c 205). As to the lending powers see R. S. C. c. 119, secs. 88 *et seq.* (continuing 40 V. c. 43 (D.) secs. 89, 94, 95). As to the borrowing powers see R. S. C. (1886) c. 119, secs. 92 *et seq.* (continuing 40 V. c. 43 (D.) secs. 91 93 ; see also by-law 17 of the Company.

Annual Statement

Of the condition and affairs of The Barrie Loan and Savings Company, Limited, of Barrie, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on Dunlop street in the Town of Barrie, in the Province of Ontario.

The Board is constituted of six directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
N. Dyment	President	Barrie, Ont	February 7, 1898	February 6, 1899.
J. McL. Stevenson	Vice-President	"		"
R. Laidlaw	Director	Toronto		"
W. Laidlaw	Director	"		"
G. Shortreed	Director	Hillsdale		"
S. Dyment	Director	Barrie		"
R. Laidlaw	Manager	Toronto		
S. Dyment	Secretary	Barrie		

A. Permanent capital stock: Total amount authorized, $250,000; total amount subscribed, $250,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*—None.

(*b*) *Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Last call made: Date, 6th February, 1888; rate per cent., 15.20 per cent. of capital; gross amount, $3,800 00; amount paid thereon, $3,800.00.

Description.	No. of shares.	Par value.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$ c.	$ c.	c.
1. Fully called	1,175	100	117,500 00	117,500 00	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called: Total called $117,500.00; Total paid thereon	117,500 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid	3,231 25	
5. (*e*) Unappropriated profits in respect of (1)	3,945 63	
6. (*f*) Reserve fund in respect of (1)	10,000 00	
7. (*g*) Contingent fund in respect of (1)	349 08	
		135,025 96
LIABILITIES TO THE PUBLIC.		
27. Deposits	29,045 57	
37. Owing to banks	65 81	
		29,111 38
Total actual liabilities		164,137 34

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.....	135,523 21	
10. (*b*) Debts secured by mortgaged land held for sale	28,409 21	163,932 42
E.—*Cash.*		
31. (*a*) On hand	....	204 92
Total of assets owned beneficially by Corporation.....	.....	164,137 34

Cash Account.

Receipts for the year ending 31st December, 1898.

		Total
		$ c.
	I.—Received by the Corporation for its own use.	
Item No.	A.—*Balances from 31st December, 1897.*	
2.	(i) On hand	361 81
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) Mortgages of Realty :—	
10.	(i) Principal	16,545 83
11.	(ii) Interest	8,365 47
	F.—*Borrowed Money.*	
25.	(*a*) Bank or other advances, discounts or overdrafts	5,196 04
26.	(*b*) Borrowed by taking deposits	11,796 29
	Totals	42.265 44

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Total. (Column 4.)
	$ c.
I.—Expended on Corporation Account.	
A.—*Sums Loaned or Invested on Capital Account.*	
Item No. 1. (*a*) Loaned on Mortgages of Realty	15,500 45
B.—*Expended on Stock Account.*	
8. Dividends paid on permanent stock (*Extend into Column 1*)	7,050 00
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*	
19. (*b*) Deposits, Principal, $18,443.28. Interest, $201.18	18,644 46
D.—*Management Expenses (other than foregoing.)*	
25. (*a*) Salaries and Fees	511 37
28. (*d*) Stationery, postage, printing and advertising	12 35
29. (*e*) Law costs	50 00
30. (*f*) Fuel, rent, taxes (other than 7) and rates	260 89
32. (*h*) Registration Fee	30 00
E.—*Other Expenditures, viz.*	
23. (*a*) Telephone	1 00
F.—*Balance.*	
37. (*a*) Cash on hand	204 92
Totals	42,265 44

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4 per cent.

6. Average rate of interest per annum received by the Corporation during 1898 on Mortgages of Realty, 6 per cent.

7. Of the mortgages held by the Corporation $16,393.42 is on realty situate in Ontario.

9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 1. Amount, $9,309.21.

10. Aggregate market value of the land mortgaged to the Corporation, $290,100.

11. How often are the securities held by the Corporation valued? No stated period.

12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Secretary-Treasurer, $5,000 by private security.

13. When were the accounts of the Corporation last audited? January, 1899, to end of December, 1898.

14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). D. F. MacWatt, Esq., Barrie, Ont.

THE BRITISH CANADIAN LOAN AND INVESTMENT COMPANY, LIMITED.

Head Office, Toronto, Ont.

Constating Instruments.

Incorporated on 12th April, 1876, by Special Act of Canada, 59 V. c. 57; which was amended by 40 V. (1877) c. 76 (D); and by 50-51 V. c. 110 (D).

For the lending powers. See 39 V. (1876) c. 57 (D) s. 3, as amended by 40 V. c. 76 (D).

As to the agency and guarantee powers. See 40 V. (1877) c. 76 (D) s. 2.

As to the borrowing powers. See 50-1 V. (1887) c. 110 (D), secs. 1, 6, 7.

As to the lending and the borrowing powers. See also L. Corp. Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the British Canadian Loan and Investment Company (Limited), of Toronto, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 52 Victoria street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Name of directors and chief executive officers.	Designation of office.	Address	Term of office.	
			Began (date).	Will end (date.)
A. H. Campbell.	President	Toronto, Ont.	2nd February, 1898.	1st February, 1899.
William Ince	Vice-President	"	"	"
John Burns	Director	"	"	"
Samuel Trees	Director	"	"	"
W. R. Brock	Director	"	"	"
Henry Pellatt	Director	"	"	"
J. H. M. Campbell	Director	"	"	"
R. H. Tomlinson	Manager	"	1 May, 1881	It depends on circumstances.

A. Permanent capital stock; total amount authorized, $5,000,000; total amount subscribed, $2,000,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*—None.

(*b*).—*Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	No. of shares.	Par value.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$ c.	$ c.	$ c.
1. Fully called, nil					
2. 20 per cent. called	20,000	100	2,000,000 00	398,481 60	1,518 40

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent capital stock or shares.*		
2. (*b*) Ordinary joint stock capital, 20 per cent. called; total called, $400,000; total paid thereon	398,481 60	
4. (*d*) Dividends declared in respect of (2) but not yet paid	11,954 45	
6. (*f*) Reserve fund in respect of (2)	120,000 00	
7. (*g*) Contingent fund in respect of (2)	8,673 54	539,109 59
LIABILITIES TO THE PUBLIC.		
27. Deposits	1,697 33	
28. Interest on deposits, due, or accrued or capitalized	69 92	
29. Debentures issued in Canada and payable in Canada	229,016 91	
30. Interest due and accrued on (29)	1,663 26	
31. Debentures issued elsewhere than in Canada	1,219,665 10	
32. Interest due and accrued on (31)	8,314 33	
39. Due on loans in process of completion or to pay assumed mortgages, etc.	2,850 33	
40. Other liabilities to the public, viz.:		
41. (a) Unpaid accounts	124 29	
42. (b) Due agents in Britain	672 04	1,464,073 51
Total actual liabilities		2,003,183 10

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	150,704 15	150,704 15
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,445,814 83	
10. (*b*) Debts secured by mortgaged land held for sale	199,198 54	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	82,129 07	1,727,142 44
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows:*		
14. (*b*) Debts secured by Municipal Bonds or Debentures	50,404 24	
15. (*c*) Debts secured by Public School Debentures	2,292 30	
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	1,200 00	
22. (*j*) Debts secured by Stock in Canada Landed and National Investment Co	769 76	
23. (*k*) Debts secured by Stock in Canada Permanent Loan and Savings Co	400 00	
24. (*l*) Debts secured by stock in British America Assurance Co.	95 02	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	128 45	55,289 77
E.—*Cash.*		
31. (*a*) On hand	4,567 55	
32. (*b*) In banks	49,020 21	53,587 76
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Shares in Royal Bank of Scotland	15,058 98	
39. (*c*) Office furniture and fixtures	1,400 00	16,458 98
Total of assets owned beneficially by Corporation		2,003,183 10

Cash Account.

Receipts for the year ending 31st December, 1898.

			Total. (Column 4.)
		$ c.	$ c.
	I.—Received by the Corporation for its own use.		
Item No.	A.—*Balance from 31st December, 1897.*		
2.	(i) On hand	2,352 82	
2.	(ii) In banks	31,099 88	33,452 70
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty :—		
10.	(i) Principal	206,339 97	
11.	(ii) Interest	113,999 42	320,339 39
	(*b*) On other securities :—		
12.	(i) Principal		72,147 34
13.	(ii) Interest or dividends is included in item 11.		
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*		
17.	(*b*) Rents		9,721 04
	F.—*Borrowed Money.*		
27.	(*c*) Borrowed on debentures		42,280 2
	G.—*Receipts from other sources, viz.* :		
30.	(*a*) Exchange	207 08	
	(*b*) Sundry disbursements repaid	961 63	1,168 71
	(*c*) Received from agents in Great Britain		672 04
	Totals		479,781 46

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital, including reserve. (Column 3.)	Total.
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
Item No. A.—*Sums loaned or invested on Capital Account.*			
1. (*a*) Loaned on mortgages of realty		19,648 08	
(*b*) Loaned or invested in other securities, viz. :			
2. (i) Sundry Joint Stock Companies shares		51,090 00	
7. (*c*) Insurances or taxes advanced on property mortgaged to the Company		6,380 09	77,118 17
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into column 1*)	23,902 63		23,902 63
C.—*Borrowed money (other than foregoing) or interest thereon paid, viz.* :			
20. (*c*) Debentures issued in Canada : Principal, $36,335.34; interest, $13,429.13		49,764 47	
21. (*d*) Debentures issued in Canada and payable elsewhere: Principal, $194,330.87; interest, $52,857.42		247,188 29	296,952 76
D.—*Management expenses (other than foregoing.)*			
25. (*a*) Salaries and fees, including directors and auditors compensation	7,980 00		
26. (*b*) Commission or brokerage on loans, sales, etc	1,569 35		
27. (*c*) Advances to agents in Manitoba	986 73		
28. (*d*) Stationery, postage, printing and advertising	395 16		
29. (*e*) Law costs and loan charges	4,917 56		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	2,406 40		
31. (*g*) Travelling expenses	829 60		
32. (*h*) Registration fees	175 00		19,259 80
E.—*Other expenditures, viz.* :			
33. (*a*) Interest paid to banks	70 43		
(*b*) Repairs on properties	3,692 71		
(*c*) Commission on debentures	2,657 53		
(*d*) Sundry debts due by Company	2 539 67		8,960 34
F.—*Balance.*			
37. (*a*) Cash on hand	4,567 55		
(*b*) Cash in various banks	49,020 21		53,587 76
Totals			479,781 46

Miscellaneous Statement for the Year ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation and payable in Canada, which will mature in 1899	66,640 85
2. Amount of debentures issued by the Corporation in Canada, and payable elsewhere, which will mature in 1899	292,801 37
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	352,600 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4 per cent. : on debentures, 4 per cent. ; on debenture stock, *nil*.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.51 per cent. ; on other securieties, 4¼ per cent.	
7. Of the mortgages held by the Corporation $1,385,305.52 is on realty situate in Ontario, and $259,707.85 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	28,793 20
9 Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 19 ; amount	20,623 79
10. Aggregate estimated market value of the land mortgaged to the Corporation, $3,958,600.	
11. How often are the securities held by the Corporation valued ? As often as it is deem·d necessary.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Manager, $10,000 ; accountant, $2,000 ; cashier, $2,000 ; clerk and stenographer, $1,000. By Guarantee Companies.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), David Higgins, Toronto ; H. W. Eddis, F.C.A., Toronto.	

THE BRITISH MORTGAGE LOAN COMPANY OF ONTARIO.

Head Office, Stratford, Ontario.

Constating Instruments.

Incorporated by Letters Patent of Ontario, dated October 5th, 1877 (Lib. 5, No. 52), issued under R. S. O. 1877, c. 150, which Act was continued by R. S. O. 1887, c. 157, and was as to Loan Corporations superseded by 60 V., c. 38 (O), now R. S. O. 1897, c. 205.

The lending and the borrowing powers of the company are derived from its Letters Patent and the above public general Statutes.

Annual Statement

Of the condition and affairs of The British Mortgage Loan Company of Ontario at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at Market street, in the City of Stratford, in the Province of Ontario.

The Board is constituted of eight directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. Thomas Ballantyne	President	Stratford	Sept. 19, 1892	January, 1899.
John McMillan	Vice-President	"	June 6, 1898	"
James Corcoran	Director	Toronto	Dec. 20, 1878	"
John W. Scott	Director	Listowel	July 16, 1877	"
Malcolm MacFarlane	Director	Stratford	Jan. 20, 1887	"
George Innes	Director	Woodstock	Jan. 12, 1883	"
John Parker	Director	Stratford	Jan. 8, 1880	"
Herbert M. Johnson	Director	"	June 6, 1898	"
Wm. Buckingham	Manager Secretary	"	Dec. 26, 1878	Undetermined.

A. Permanent capital stock: Total amount authorized, $5,000,000; total amount subscribed, $450,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and Permanent Capital Stock created by the virtue of Building Society Acts.*—None.

(*b*) *Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Last call made about sixteen years ago on last issue of stock then made; rate, 10 per cent.

Description.	No. of shares.	Par value.	Total amount held.	Total amuunt paid thereon.
		$	$ c.	$ c.
1. Fully paid by consent of Company	1,626	100	162,600 00	162,600 00
2. Ten per cent. on which has been paid by consent	2,874	100	287,400 00	155,591 46
Totals	4,500	....	450,000 00	318,191 46

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES OF STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital not fully called, but paid up in full by consent of Company	162,600 00	
2. (*b*) Ordinary joint stock capital, 10 per cent. called: Total called $15,000; total paid thereon by consent of Company	155,591 46	
4. (*d*) Dividends declared in respect of (1), (2) but not paid to 31st December, 1898	9,545 69	
5. (*e*) Unappropriated profits in respect of (1), (2)	1,683 47	
6. (*f*) Reserve fund in respect of (1), (2)	110,000 00	
		439,420 62
LIABILITIES TO THE PUBLIC.		
27. Deposits	599,293 74	
28. Interest on deposits, due, or accrued or capitalized	16,167 66	
29. Debentures issued in Canada	62,300 00	
30. Interest due and accrued on (29) *i.e.*, accrued to 31st December, 1898, but not yet paid	763 05	
		678,524 45
Total actual liabilities		1,117,945 07

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2 (i) At Stratford, held in freehold	9,000 00	9,000 00
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,081,133 00	1,081,133 00
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
16. (*d*) Debts secured by Loan Corporations Debentures	1,644 00	
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	4,924 00	6,568 00
E.—*Cash.*		
32. (*b*) In bank	21,244 07	21,244 07
Total of assets owned beneficially by Corporation		1,117,945 07

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings maintenance or contingent account (Column 1.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.
	$ c.	$ c.	$.
I.—Received by the Corporation for its own use.			
Item No. A.—*Balance from 31st December, 1897.*			
1. (*a*) Capital Account as it was on 31st December, 1897		416,504 68	
(*b*) Cash (not already shown under (1)) :			
3. (ii) In bank	35,907 71		35,907 71
B.—*Sums Received Wholly or Partly on Capital Stock.*			
4. (*a*) Paid on Joint Stock Permanent Capital in advance of calls.		1,686 78	1,686 78
C.—*Receipts on Account of Investments, Loans or Debts.*			
(*a*) On Mortgages of Realty :—			
10. (i) Principal and Interest	212,466 67		
11. (ii) General interest, including interest on bank balances	2,232 53		
(*b*) On other Securities :—			
12. (i) Principal and Interest	3,508 60		218,207 80
D.—*Receipts from Real Estate Owned Beneficially by Corporation.*			
17. (*b*) Rent from tenants of Company's premises	640 00		640 00
F.—*Borrowed Money.*			
26. (*b*) Borrowed by taking deposits	626,814 73		
27. (*c*) Borrowed on Debentures	35,063 05		661,877 78
Totals	916,633 29	1,686 78	918,320 07

Cash Account.

Expenditure for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I. Expended on Corporation Account.		
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
Item No.		
1. (*a*) Loaned on Mortgages of Realty	229,577 60	
(*b*) Loaned or invested in other Securities, viz. :—		
(i) Company's stock	1,348 35	
7. (*e*) Insurances and taxes advanced on property mortgaged to the Corporation	781 55	
		231,707 50
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	18,996 12	18,996 12
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:—*		
19. (*b*) Deposits : Principal, $585,193.27. Interest, $18,525.25.	603,718 52	
20. (*c*) Debentures issued in Canada : Principal, 32,931.85. Interest, $2,644.02	35,575 87	
		639,294 39
D.—*Management Expenses (other than foregoing).*		
25 (*a*) Salaries and Fees	4,032 80	
26 (*b*) Commission or Brokerage	699 25	
28. (*d*) Stationery, Postage, Printing and Advertising	486 80	
29. (*e*) Law costs	261 15	
30. (*f*) Fuel, Rent, Taxes (other than in 7) and rates	568 61	
32. (*i*) Registration Fee	155 00	
		6,203 61
E.—*Other Expenditures, viz.* :		
33. (*a*) Grants to President and Vice-President	350 00	
34. (*b*) Income tax	452 75	
35. (*c*) Sundries (caretaking and cleaning)	71 63	
		874 38
F.—*Balance.*		
37. (*b*) Cash in bank		21,244 07
Totals		918,320 07

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	5,500 00
2 Amount of debentures issued by the Corporation elsewhere which will mature in 1899? None	
3. Amount of other existing obligations of the Corporation which will mature in 1899? None	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	137,010 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3 per cent. ; on debentures, 4.30 per cent. ; on debenture stock, none issued	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.6398 per cent. ; on other securities, 5.6398 per cent.	
7. Of the mortgages held by the Corporation $1,074,565.00 are on realty situate in Ontario, and none on realty situate elsewhere	
8. Loans written off or transferred to real estate account during 1898. None	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 ; No., 3 ; amount, $11,564.00	
10. Aggregate market value of the land mortgaged to the Corporation, $1,946,400.00	
11. How often are securities held by the Corporation valued ? Always yearly, sometimes oftener	
12. (a) What officers of the Corporation are under bond and for what sum respectively ? Manager, $10,000 ; the only other officer is the Accountant, and the Manager is held responsible for his fidelity ; private sureties	
13. When were the accounts of the Corporation last audited ? 12th January, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), Wm. Davidson and Charles J. McGregor, M.A., Stratford	

THE BROCKVILLE LOAN AND SAVINGS COMPANY.

Head Office, Brockville, Ont.

Constating Instruments.

Incorporated by declaration filed 11th May, 1885, with the Clerk of the Peace for the United Counties of Leeds and Grenville. This declaration was made by virtue of the "Building Societies Act," R. S. O. 1877, c. 164, continued by R. S. O. 1887, c. 169, and superseded by 60 V. c. 38 (O) now R. S. O. 1897, c. 205.

The lending and the borrowing powers are derived from the above public general Acts.

Annual Statement

Of the condition and affairs of the Brockville Loan and Savings Company, Limited, of Brockville, Ont, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at Court House Avenue, in the Town of Brockville, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of Office.	
			Began (date)	Will end (date).
W. H. Cole	President	Brockville	1st January, 1898.	1st January, 1899.
G. A. Starr	Vice-President	"	"	"
W. A. Gilmore	Director	"	"	"
D. Derbyshire	Director	"	"	"
D. W. Downey	Director	"	"	"
Edwin Abbott	Director	"	"	"
D. B. Jones	Managing Director.	"	"	"
H. B. White	Secretary-Treasurer	"	1st March, 1898.	"

A. Permanent capital stock; total amount authorized, $500,000; total amount subscribed, $350,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) —*Fixed and permanent capital stock created by virtue of Building Society Acts.*

Last call made; Date, 8th February, 1897; rate per cent., 50; gross amount, $50,000 00; amount paid thereon, $25,450.00.

Description.	No. of shares.	Par values.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$ c.	$ c.	$ c.
1. Fully called					
2. per cent. called					
3. per cent. called					
Totals	7,000	50	350,000 00	178,730 00	171,270 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called; total called, $350,000.00; total paid thereon	178,730 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid	5,361 90	
6. (*f*) Reserve fund in respect of (1)	16,000 00	
7. (*g*) Contingent fund in respect of (1)	4,000 00	
		204,091 90
LIABILITIES TO THE PUBLIC		
27. Deposits, and interest capitalized	220,025 60	
		220,025 60
Total actual liabilities		424,117 50

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	384,203 67	
10. (*b*) Debts secured by mortgaged land held for sale	21,688 34	405,892 01
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows.*		
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	2,078 68	2,078 68
E.—*Cash.*		
31. (*a*) On hand	300 39	
32. (*b*) In bank	15,556 42	15,856 81
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Office furniture and fixtures	290 00	290 00
Total of assets owned beneficially by Corporation		424,117 50

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to capital account. — Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.		
	A.—*Balances from 31st December, 1897.*	$ c.	$ c.
1.	(*b*) Cash (not already shown under (1))		372 26
3.	(ii) In bank		28.062 16
	B.—*Sums Received Wholly or Partly on Capital Stock.*		
4.	(*a*) Calls on Joint Stock Permanent Capital	50 00	50 00
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(*a*) On Mortgages of Realty:—		
10.	(i) Principal		37,131 96
11.	(ii) Interest		22,144 73
	(*b*) On other Securities:—		
12.	(i) Principal		2,299 91
13.	(ii) Interest or Dividends		155 59
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits		150,593 26
	Totals	50 00	240,809 87

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I. Expended on Corporation Account.	$ c.	$ c.
	A.—*Sums Loaned or Invested on Capital Account.*		
1.	(a) Loaned on Mortgages of Realty		40,830 03
	(b) Loaned or invested in other Securities :—		
	(1) On Stocks		2,384 91
	B.—*Expended on Stock Account.*		
8.	Dividends paid on Permanent Stock. (*Extend into Column 1*)	10,721 10	10,721 10
	C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*		
18.	(a) Bank Account, (Interest)		81 15
19.	(b) Deposits: Principal and interest		168,839 27
	D.—*Management Expenses (other than foregoing)*		2,096 60
	F.—*Balance.*		
37.	(a) Cash on hand	300 39	
	(b) Cash in bank	15,556 42	15,856 81
	Totals		240,809 87

Miscellaneous Statement for the Year Ending 31st December, 1898.

1. Amount of debentures issued by the Corporation in Canada which will mature in 1899, none.

2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, none.

3. Amount of other existing obligations of the Corporation which will mature in 1899, none.

5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½%.

6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6¼%; on other securities, 6%.

7. Of the mortgages held by the Corporation $404,893.27 is on realty situate in Ontario, and $988.72 is on realty situated elsewhere.

8. Loans written off or transferred to real estate account during 1898, $1,315.02.

9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, Number, 3; amount, $8,100.00.

10. Aggregate market value of the land mortgaged to the Corporation, $600,000.00.

11. How often are the securities held by the Corporation valued? Yearly.

12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Secretary-Treasurer, $3,000. Private sureties.

13. When were the accounts of the Corporation last audited? January, 1899, and July, 1898.

14. Names and address of the auditors for 1898 and 1899 (if appointed), Joseph Blakeley, Esq., Toronto; P. B. McNamara, Esq., Brockville.

THE BUILDING AND LOAN ASSOCIATION.

Head Office, Toronto, Ontario.

Incorporated by declaration made under the Building Societies' Act, Consol. Stat. U.C., chapter 53, and filed on 14th February, 1870, with the Clerk of the Peace for the County of York. The above Act was successively continued by R. S. O. 1877, c. 164, and R. S. O. 1887, c. 169, and was superseded by 60 V. c. 38, now R. S. O. 1897, c. 205.

The lending and the borrowing powers of the Company are derived from the above public general Statutes.

Annual Statement

Of the condition and affairs of the Building and Loan Association of Toronto, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 13 Toronto street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office	Address.	Term of office.	
			Began (date).	Will end (date).
Larratt W. Smith, Q.C., D.C.L.	President	Toronto	9th February, 1898	14th February, 1899
W. Mortimer Clark, W.S.	Vice-President	"	"	"
C. S. Gzowski	Director	"	"	"
Robert Jenkins	Director	"	"	"
A. J. Somerville	Director	"	"	"
G. Martin Rae	Director	"	16th March, 1898	"
Walter Gilliespie	Director		10th January, 1899.	"
Walter Gilliespie	Manager Secretary	13 Toronto st		

A. Permanent capital stock: total amount authorized, $750,000; total amount subscribed, $750,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a).—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.
	No. Shares.	Par value.	—	—
		$	$ c.	$ c.
1. Fully called	30,000	25 00	750,000 00	750,000 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

Item No.	—	$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A.—*Permanent Capital Stock or Shares.*		
1.	(*a*) Ordinary joint stock capital fully called: Total called, $750,000; total paid thereon	750,000 00	
4.	(*d*) Dividends declared in respect of (1) but not yet paid	7,500 00	
5.	(*e*) Unappropriated profits in respect of (1)	443 43	
6.	(*f*) Reserve fund in respect of (1)	100,000 00	
7.	(*g*) Contingent fund in respect of (1)	24,876 78	
			882,820 21
	LIABILITIES TO THE PUBLIC.		
27.	Deposits	86,134 91	
28.	Interest on deposits, due or accrued, or capitalized	2,921 92	
29.	Debentures issued in Canada, including interest	135,300 00	
30.	Interest accrued on (29)	2,395 52	
31.	Debentures issued elsewhere than in Canada	543,037 24	
32.	Interest accrued on (31)	3,681 45	
40.	Other liabilities to the public, viz.:		
41.	(a) Sundry unpaid accounts	481 58	
			773,952 62
	Total actual liabilities		1,656,772 83

Balance Sheet as at 31st December, 1898.

Cr.

	$ c	$ c.
1.—Assets of which the Corporation is the Beneficial Owner.		
A.—Immovable Property Owned Beneficially by Corporation.		
1. (*a*) Office premises situate as follows :		
2. (*i*) At Toronto, held in freehold	80,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	196,668 51	
6. (*c*) Leasehold land (including buildings) other than foregoing	41,941 86	
		318,610 37
B.—Debts Secured by Mortgages of Land.		
9. (*a*) Debts (other than item 10) secured by mortgages of land	959,518 55	
10. (*b*) Debts secured by mortgaged land held for sale	343,839 74	
		1,303,358 29
C.—Debts not above enumerated for which the Corporation holds Securities as follows :		
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	3,944 00	
		3,944 00
E.—Cash.		
31. (*a*) On hand	548 3	
32. (*b*) In banks	29,990 34	
		30,538 67
F.—Assets not hereinbefore mentioned.		
37. (*a*) Rents due and accrued (office premises)	321 50	
		321 50
Total of assets owned beneficially by Corporation		1,656,772 83

Cash Account.

Receipts for the year ending 31st December, 1898.

		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
Item No.	(*b*) Cash not already shown under (1):	
2.	(i) On hand	1,080 55
3.	(ii) In bank	18,959 84
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) On Mortgages of Realty:	
10.	(i) Principal, taxes, insurance, etc	102,535 09
11.	(ii) Interest	59,245 91
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
16.	(*a*) Sales (not included in any of foregoing items)	8,594 20
17.	(*b*) Rent from Company's buildings	2,028 07
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	166,442 79
27.	(*c*) Borrowed on debentures	60,779 99
	Totals	419,666 44

Cash Account.

Expenditure for the year ending 31st December, 1898

	Total. (Column 4.)
	$ c.
I.—Expended on Corporation Account.	
A.—Sums Loaned or Invested on Capital Account.	
Item No. 1 (*a*) Loaned on Mortgages of Realty, etc., and other securities	51,834 96
B.—Expended on Stock Account.	
8. Dividends paid on permanent stock. (*Extend into column 1*)	30,000 00
C.—Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:	
19. (*b*) Deposits: Principal, $211,049 46; interest, $2,921.92	211,049 46
20. (*c*) Debentures redeemed in Canada: Principal, $17,300; interest, $5,799.66	23,099 66
21. (*d*) Debentures redeemed elsewhere: Principal, $42,583.33; interest, $22,262.50	64,845 83
D.—Management Expenses (other than foregoing).	
25. (*a*) Salaries and fees	4,211 42
26. (*b*) Commission or brokerage	386 63
28. (*d*) Stationery, postage, printing and advertising	952 16
29. (*e*) Law costs	103 43
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	1,905 22
31. (*g*) Travelling expenses, etc	584 00
32. (*h*) Registration fees	155 00
F.—Balance.	
27. (*a*) Cash on hand $ 548 33	
(*b*) Cash in various banks 29,990 34	
	30,538 67
Totals	419,666 44

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	39,500 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899	183,716 67
3. Amount of other existing obligations of the Corporation which may mature in 1899. Deposits	89,056 83
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899 : Principal	101,725 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.008 per cent. ; on debentures, 4.112 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 4.35 per cent. ; on other securities, none.	
7. Of the mortgages held by the Corporation $1,140,646.09 is on realty situate in Ontario, and $153,712.20 is on realty situate elsewhere	1,303,358 29
8. Loans written off or transferred to real estate account during 1898, exclusive of doubtful interest	37,331 44
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 14 ; amount	36,968 92
10. Aggregate market value of the land mortgaged to the Corporation, $2,500,000 estimated.	
11. How often are the securities held by the Corporation valued ? Mortgages yearly, properties as occasion requires.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Manager for $3,000, cashier for $2,000, inspector for $1,000, book-keeper for $1,000.	
(*b*) By Guarantee Companies.	
13. When were the accounts of the Corporation last audited ? To end of December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) : H. W. Eddis, F.C.A., John M. Martin, F.C.A., Toronto.	

CANADA LANDED AND NATIONAL INVESTMENT COMPANY, (LIMITED).

Head Office, Toronto, Ont.

Constating Instruments.

This Company was in 1891 constituted by an amalgamation of (I) The Canada Landed Credit Company with (II) The National Investment Company of Canada (Limited), and by the re-incorporation of the amalgamated Company. Of the two Companies so amalgamated :—

I. The Canada Landed Credit Company had been incorporated in 1858 by Special Act of the Province of Canada, 22 V. c. 133; A Special Act of 1859, 22 V. c. 105, increased the capital; the two foregoing Acts were amended by 29-30 V. (1866-7) c. 125. In 1873, an Act of Ontario, 36 V. c 122, amended 22 V. c. 133 *supra*; in 1874 the powers of the Company were extended by 38 V. c. 73 (O); in 1875-6 the capital was further increased by 39 V. c. 97 (O); in 1882 the Special Acts of 1858 and 1859 *supra* were amended by 45 V. c. 72 (O). In 1882 the Special Act of Canada, 45 V. c. 110, extended the Company's operations to Manitoba and the North-West Territories. In 1890 the Special Act of Ontario, 53 V. c. 128, authorized the Company to issue debenture stock, to become amalgamated with other Companies, etc. In 1891, Letters Patent of Canada, dated January, 1891, authorized the amalgamation of the Company with the National Investment Company of Canada. In 1891, Letters Patent of Ontario, dated 12th February, authorized the same amalgamation.

II. The National Investment Company of Canada had been incorporated by Letters Patent of Canada, dated 21st August, 1882, issued under 40 V. c. 43 (D).

For the powers of the amalgamated Company, see the Letters Patent above cited; see also R. S. C. 1886, secs. 88 98, and sec. 101; see also the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Canada Landed and National Investment Company, Limited, of Toronto, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 23 Toronto Street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of ten directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John L. Blaikie	President	Toronto	26th January, 1898	25th January, 1899
John Hoskin, Q.C., LL.D	Vice-President	"	"	"
A. R. Creelman, Q.C.	Director	"	"	"
Hon. Senator Gowan, LL.D., C.M.G.	Director	Barrie	"	"
J. Kerr Osborne	Director	Toronto	"	"
J. S. Playfair	Director	"	"	"
Newman Silverthorne	Director	Summerville	"	"
John Stuart	Director	Hamilton	"	"
Frank Turner	Director	Bracondale	"	"
Hon. Jas. Young	Director	Galt		
Andrew Rutherford	Manager	Toronto		

A Permanent capital stock : total amount authorized, $4,000,000 ; total amount subscribed, $2,008,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts*

(*b*).—*Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Last call made : Date..... Rate per cent.....Gross amount ..... Amount paid thereon.. .....

Description.	No. of shares.	Par value.	Total amount held.	Total amount paid thereon.	Total remaining unpaid calls.
		$	$ c.	$ c.	$ c.
1. 50 per cent. called	20,080	100 00	2,008,000 00	1,004,000 00	.....
Totals	20,080	....	2,008,000 00	1,004,000 00	.....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—(*Permanent Capital Stock or Shares*).		
2. (*b*) Ordinary joint stock capital, 50 per cent. called : total called, $1,004,000 ; total paid thereon	1,004,000 00	
4. (*d*) Dividends declared in respect of (1), (2) or (3), but not yet paid..	30,818 75	
6. (*f*) Reserve Fund in respect of (2).....	350,000 00	
7. (*g*) Contingent Fund in respect of (2).....	5,806 37	
		1,390,625 12
LIABILITIES TO THE PUBLIC.		
29. Debentures payable in Canada	292,283 18	
30. Interest due and accrued on (29)	3,279 23	
31. Debentures issued elsewhere than in Canada	2,382,218 68	
32. Interest due and accrued on (31)	11,257 95	
33. Manitoba Company Debentures :—		
Balance of amount assumed by this Company $349,266 99		
Reserved for interest accrued thereon 2,361 15		
Balance of debenture debt guaranteed by this Company 326,540 13		
	678,168 27	
40. Other liabilities to the public, viz :—		
(*a*) Balances at credit of borrowers on Sinking Fund loans	47,362 09	
(*b*) Sundry creditors	2,885 82	
		3,417,455 22
Total actual liabilities.....	.....	4,808,080 34

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
1.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable property owned beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:—		
2. (i) At Toronto, held in freehold	40,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	142,582 50	
6. (*c*) Leasehold land (including buildings) other than foregoing		182,582 50
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	3,332,545 59	
10. (*b*) Debts secured by mortgaged land held for sale	476,190 42	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	160,994 60	3,969,730 61
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
14. (*b*) Municipal Bonds or Debentures owned by the Company	177,229 73	
15. (*c*) Public School Debentures owned by the Company	28,313 91	
22. (*j*) Ontario Government Script owned by the Company	26,863 60	
24. (*l*) Debts secured by Manitoba and North-West Loan Company*	326,540 13	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	3,604 00	562,551 37
E.—*Cash.*		
31. (*a*) On hand	1,845 50	
32. (*b*) In banks	85,152 59	86,998 09
F.—*Assets not hereinbefore mentioned.*		
39. (*c*) Advances on account of borrowers	6,217 77	6,217 77
Total of assets owned beneficially by Corporation		4,808,080 34

* This is secured by a first charge on all the assets of the Company and the uncalled capital amounting together, to say, $1,800,000.

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total (Column 4). $ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
	(b) Cash not already shown under (1) :—	
2.	(i) On hand	1,195 64
3.	(ii) In bank	77,699 05
	C.—*Receipts on account of investments, loans or debts.*	
	(a) On Mortgages of Realty :—	
10.	(i) Principal	396,882 34
11.	(ii) Interest	195,940 69
	(b) On other securities :—	
12.	(i) Principal	15,190 87
13.	(ii) Interest or dividends	10,032 10
	D.—*Receipts from real estate owned beneficially by Corporation.*	
17.	(b) Rents	15,803 48
	F.—*Borrowed money.*	
27.	(c) Borrowed on debentures	1,087,375 16
	G.—*Receipts from other sources, viz. :*	
30.	(a) Sundry creditors	2,744 32
	(b) Sterling exchange	2,383 92
	Totals	1,805,247 57

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.		
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
Item No. 1. (*a*) Loaned on mortgages of realty		624,442 56
(*b*) Loaned or invested in other securities :—		
(*ii*) Debentures purchased		31,597 54
(*d*) Incumbrances on realty paid off		36,314 30
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	60,184 50	60,184 50
C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:*		
20. (*c*) Debentures issued in Canada: Principal, $51,658.33; interest, $11,713.16		63,371 49
21. (*d*) Debentures issued elsewhere: Principal, $747,082.04; interest, $101,789.00		848,871 04
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees		
26. (*b*) Commission or brokerage		
28. (*d*) Stationery, postage, printing and advertising		32,147 74
30. (*f*) Fuel, rent, taxes (other than in 7) and rates		
31. (*g*) Travelling expenses		
32. (*h*) Registration fee		207 00
E.—*Other Expenditures, viz.:*		
33. (*a*) Payments on account of borrowers		4,701 48
34. (*b*) Payments on account of property owned		16,411 83
F.—*Balance.*		
37. (*a*) Cash on hand	1,845 50	
(*b*) Cash in various banks	85,152 59	
		86,998 09
Totals		1,805,247 57

Miscellaneous Statement for the Year Ending 31st December 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	84,173 48
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899.	757,968 73
3. Amount of other existing obligations of the Corporation which will mature in 1899? None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	262,746 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, none; on debentures, 3 88%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6.36%; on other securities, 4%.	
7. Of the mortgages held by the Corporation, $2,841,583.88 is on realty situate in Ontario and $1,270,729.23 is on realty situate elsewhere.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No, 13; amount	17,637 00
10. Aggregate market value of the land mortgaged to the Corporation	10,500,000 00
11. How often are the securities held by the Corporation valued? Annually in the case of doubtful loans.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000; Accountant and Cashier, $2,000 each; two Clerks, $2,000 and $500 each respectively; Inspector, $2,000. By Guarantee Companies.	
13. When were the accounts of the Corporation last audited? Audited to 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed)? T. E. P. Trew, Toronto; H. W. Williamson, Toronto.	

CANADA PERMANENT LOAN AND SAVINGS COMPANY.

Head Office, Toronto, Ont.

Constating Instruments.

1855. Incorporated under 9 V. c. 80 (Province of Canada) by declaration filed 1st March, 1855, with the Clerk of the Peace for the United Counties of York and Peel: corporate name, Canada Permanent Building and Savings Society.

1874. Dominion Act, 37 V. c. 100, changing above corporate name to Canada Permanent Loan and Savings Company.

1876. Ontario Act, 39 V. c. 94, confirming said change of corporate name.

1886. Act respecting the Company's borrowing powers and the issue of debenture stock, 49 V. c. 104 (D.).

1887. Act extending operations to whole Dominion, 50-1 V. c. 108 (D.). See secs. 1 and 2; and cf. 49 V. c. 104 (D.), s. 10.

See also the following public general Acts:—9 V. c. 80 (Prov. Canada), Consol. Stat. U. C. c. 53; R. S. O. 1877, c. 164; R. S. O. 1887, c. 169; R. S. O. 1897, c. 205; 37 V. (1874) c. 50 (D.); 40 V. (1877) c. 48 (D.); 40 V. (1877) c. 49 (D.); 41 V. (1878) c. 22 (D.); 42 V. (1879) c. 49 (D.); 43 V. (1880) c. 43 (D.); 45 V. (1882) c. 24 (D.); 47 V. (1884) c. 40 (D.)

See also Statutes of Canada, 1899.

Annual Statement

Of the condition and affairs of the Canada Permanent Loan and Savings Company of Toronto at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 14 Toronto street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of eight directors holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
J. Herbert Mason	President and Managing Dir.	Toronto	February, 1897	February, 1899.
W. G. Gooderham	Vice-President	"	" 1898	" 1900.
Edward Hooper	Director	"	" 1898	" 1900.
S. Nordheimer	Director	"	" 1897	" 1899.
W. D. Matthews	Director	"	" 1898	" 1900.
R. K. Burgess	Director	"	" 1897	" 1899.
G. W. Monk	Director	"	" 1898	" 1900.
W. E. Wellington	Director	"	" 1897	" 1899.
Geo. H. Smith	Secretary	"		

A. Permanent capital stock : total amount authorized, $5,000,000; total amount subscribed $5,000,000, as more particularly set out in Schedule A. hereto.

SCHEDULE A.

Fixed and permanent capital stock.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining uncalled.
		$	$	$	$
1. Fully called and paid	40,000	50	2,000,000	2,000,000	
2. 20 per cent. called and paid	60,000	50	3,000,000	600,000	2,400,000
Totals	100,000	50	5,000,000	2,600,000	2,400,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : total called $2,000,000 ; total paid thereon	2,000,000 00	
2. (*b*) Ordinary joint stock capital, 20 per cent. called : total called $600,000; total paid thereon	600,000 00	
4. (*d*) Dividends declared in respect of (1) and (2), but not yet paid	79,041 90	
6. (*f*) Reserve fund in respect of (1) and (2)	1,200,000 00	
7. (*g*) Contingent fund in respect of (1) and (2)	160,058 61	
		4,039,100 51
LIABILITIES TO THE PUBLIC.		
27. Deposits	624,288 97	
28. Interest on deposits, due, or accrued or capitalized	125,485 40	
29. Debentures issued in Canada	213,989 00	
30. Interest due and accrued on (29)	2,436 00	
31. Debentures issued elsewhere than in Canada	4,901,628 72	
32. Interest due and accrued on (31)	30,342 00	
35. Debenture stock issued elsewhere than in Canada	973,333 33	
36. Interest due and accrued on (35)	19,466 60	
40. Other liabilities to the public, viz. :		
41. (*a*) Commission, salaries, etc	8,439 08	
		6,899,409 10
Total actual liabilities		10,938,509 61

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1 (*a*) Office premises situate as follows:—		
2. (i) At Toronto, held in freehold	142,109 35	
3. (ii) At Winnipeg, held in freehold	67,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	80,678 96	
		289,788 31
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	9,172,232 20	
10. (*b*) Debts secured by mortgaged land held for sale	942,835 00	
11. (*c*) Interest due or accrued on item 9 and not included therein	152,280 00	
		10,267,347 20
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
14. (*b*) Debts secured by Municipal Bonds or Debentures	121,808 71	
15. (*c*) Debts secured by Public School Debentures	24,243 77	
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	42,156 47	
		188,208 95
E.—*Cash.*		
31. (*a*) On hand	933 00	
32. (*b*) In banks	192,232 15	
		193,165 15
Total of assets owned beneficially by Corporation		10,938,509 61

Cash Account.

Receipts for the year ending 31st December, 1898.

			Total (Column 4.)
	I.—Received by the Corporation for its own use.		$ c.
	A.—*Balances from the 31st December, 1897.*		
Item No. 2.	(i) On hand	$ 3,992 00	
3.	(ii) In bank	297,033 57	301,025 57
	C.—*Receipts on account of investments, loans or debts.*		
	(*a*) On mortgages of realty :—		
10.	(i) Principal		2,176,873 47
11.	(ii) Interest		
	(*b*) On other securities :—		
12.	(i) Principal		196,027 98
13.	(ii) Interest or dividends		
	D.—*Receipts from real estate owned beneficially by Corporation.*		
17.	(*b*) Rents		6,920 59
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits		102,209 87
27.	(*c*) Borrowed on debentures		234,912 99
	Totals		3,017,970 47

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Total Column 4.
	$ c.
I.—Expended on Corporation Account.	
A.—*Sums Loaned or Invested on Capital Account.*	
Item No. 1. (*a*) Loaned on mortgages of realty	1,169,973 15
(*b*) Loaned or invested in other securities	237,839 76
B.—*Expended on Stock Account.*	
8. Dividends paid on permanent Stock. (*Extend into Column 1*)	155,295 10
C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz* :	
19. (*b*) Deposits: Principal, $277,045.26; Interest, $38,420.51	315,465 77
20. (*c*) Debentures issued in Canada: Principal, $112,740.00; Interest, $11,209.12	123,949 12
21. (*d*) Debentures issued elsewhere: Principal, $484,043.52; Interest, $191,770.26	675,813 78
23. (*f*) Debenture Stock issued elsewhere: Principal, $..... ; Interest, $38,933.20.	38,933 20
D.—*Management Expenses (other than foregoing).*	
26. (*b*) Commission or Brokerage	18,567 27
27. (*c*) Salaries, Fuel, Rates, Taxes 28. (*d*) Stationery, Postage, Printing, Advertising, and so forth	73,143 42
29. (*e*) Law costs	848 75
33. (*a*) Alterations to Company's building	14,976 00
F.—*Balance.*	
37. (*a*) Cash on hand $ 933 00	
(*b*) Cash in various banks 192,232 15	193,165 15
Totals	3,017,970 47

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898

	$ c.
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899	104,344 00
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899	1,506,578 86
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.40%; on debentures, 3.76%: on debenture stock, 4%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6.23%; on other securities, 6.23%.	
7. Of the mortgages held by the Corporation $7,360,218.00 is on realty situate in Ontario, and $2,907,128.00 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898. Written off, $110,219.00; transferred, $5,700.00.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No. 237; Amount.....	540,054 00
10. Aggregate market value of the land mortgaged to the Corporation.....	22,000,000 00
11. How often are the securities held by the Corporation valued? Annually or oftener.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? All officers holding responsible positions give bonds satisfactory to the directors.	
13. When were the accounts of the Corporation last audited? December 31, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). J. E. Berkley Smith and Henry Barber, F. C. A., Toronto.	

THE CANADIAN SAVINGS AND LOAN COMPANY OF LONDON, CANADA.

Head Office, London, Ontario.

Incorporated under the Building Societies Act (Consol. Stat. U. C., c. 53) by declaration filed with the Clerk of the Peace for the County of Middlesex on the 2nd September, 1875. (Decl, Book I. 67).

The lending and borrowing powers are governed by the Loan Corporations Act, R. S. O., 1897, c. 205.

Annual Statement

Of the condition and affairs of the Canadian Savings and Loan Company of London, Canada, at the 31st December, 1898, and for the seven months* ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province

The head office of the Corporation is at No. 120 Richmond street, in the City of London, in the Province of Ontario.

The Board is constituted of five directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Name of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Robert Fox	President	London, Ont	29th June, 1898	8th Feb., 1899.
Robert Lewis	Vice-President	"	"	"
John Christie	"	"	"	"
John W. Jones	Director	"	"	"
A. B. Cox	Director	"		"
M. H. Rowland	Manager	"	1st March, 1897	

A Permanent capital stock : Total amount authorized, unlimited ; total amount subscribed, $750,000, as more particularly set out in Schedule A hereto.

* The financial year formerly ended 31st May.

SCHEDULE A.

(*a*) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting asset of the Corporation.
	Number of shares.	Par value of Shares.	——		
		$	$	$	$
1. Fully paid	15,000	50	750,000	750,000	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES OF STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary capital fully called: Total called, $750,000; Total paid thereon	750,000 00	
5. (*e*) Unappropriated profits in respect of (1)	3,980 51	
6. (*f*) Reserve fund in respect of (1)	225,000 00	
		978,980 51
LIABILITIES TO THE PUBLIC.		
27. Deposits	722,098 56	
28. Interest on deposits, due, or accrued or capitalized (included in 27).		
29. Debentures issued and payable in Canada	268,407 59	
30. Interest due and accrued on (29)	3,279 16	
		993,785 31
Total actual liabilities		1,972,765 82

Balance Sheet as at 31st December, 1898.

Cr

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:—		
2. (i) At London, Ont., held in freehold	24,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	2,500 00	
		26,500 00
B.—*Debts Secured by Mortgages of Land.*		
9 (*a*) Debts (other than item 10) secured by mortgages of land	1,888,552 88	
10. (*b*) Debts secured by mortgaged land held for sale	300 00	
		1,888,852 88
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows.*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	30,504 04	30,504 04
E.—*Cash.*		
31. (*a*) On hand	7,757 61	
32. (*b*) In bank	19,151 29	
		26,908 90
Total of assets owned beneficially by Corporation		1,972,765 82

Cash Account.

Receipts for the seven months ending 31st December, 1898.

		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st May, 1898.*	$ c.
Item No.	(*b*) Cash (not already shown under (1)).	
	(i) On hand	1,274 46
3.	(ii) In bank	71,691 04
	C.—*Receipts on account of investments, loans or debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	161,293 33
11.	(ii) Interest	
	(*b*) On stocks, repayment of loans :—	
12.	(i) Principal	13,092 71
13.	(ii) Interest or dividends	
	D.—*Receipts from real estate owned beneficially by Corporation.*	
17.	(*b*) Rent of office building	394 24
	E.—*Miscellaneous.*	
21.	General interest	1,314 69
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	631,098 62
27.	(*c*) Borrowed on debentures	110,060 00
	Totals	990,219 09

Cash Account.

Expenditure for the seven months ending 31st December, 1898.

			Total. (Column 4.)
	I. Expended on Corporation Account.	$ c.	$ c.
Item No.	A.—*Sums Loaned or Invested on Capital Account.*		
1.	(*a*) Loaned on mortgages of realty		186,331 20
	(*b*) Loaned or invested in other securities, viz. :—		
2.	(i) To shareholders on their stock		4,886 85
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock. (*Extend into Column 1*)	26,250 00	26,250 00
	C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.* :—		
19.	(*b*) Deposits : Principal, $638,315.53 ; Interest, $13,287.08		651,602 61
20.	(*c*) Debentures issued in Canada : Principal, $79,675.00 ; Interest, $6,640.75.		86,315 75
	D.—*Management Expenses (other than foregoing).*		
25.	(*a*) Salaries and Fees		3,904 91
26.	(*b*) Commission or Brokerage		934 68
28.	(*d*) Stationery, Postage, Printing and Advertising		382 29
29.	(*e*) Law costs		40 75
30.	(*f*) Fuel, Rent, Taxes (other than in 7) and rates		1,348 37
31.	(*g*) Travelling Expenses and Inspector's Salary		545 75
32.	(*h*) Registration Fee, and By-law filing fee		152 00
	E.—*Other Expenditures, viz.* :		
33.	(*a*) Insurance on office buildings, guarantee bonds and Land Mortgage Co. fee		155 24
34.	(b) Repairs to office building		415 68
35.	(*c*) Office expenses, etc		44 11
	F.—*Balance.*		
27.	(*a*) Cash on hand	7,757 61	
	(*b*) Cash in bank	19,151 29	
			26,908 90
	Totals		990,219 09

Miscellaneous Statement for the Seven Months Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899 ..	48,492 40
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, including stock loans and overdue mortgages	521,960 69
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3 0868 %; on debentures, 3.6491 %; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.7312 %.	
7. Of the mortgages held by the Corporation $1,888,552.88 is on realty situate in Ontario and none is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account from 1st June to 31st December, 1898	1,502 85
. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No. 3; amount	9,674 25
10 Aggregate market value of the land mortgaged to the Corporation, $3,218,550.	
11. How often are the securities held by the Corporation valued? Annually.	
12. *a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000; teller, $5,000; accountant, $2,000, and ledger keeper, $2,000. By Guarantee Companies	
13. When were the accounts of the Corporation last audited? 25th January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 Thomas A. Browne, London, Ont.; A. T. McMahen, London, Ont.	

THE CENTRAL CANADA LOAN AND SAVINGS COMPANY

Head Office, Peterboro', Ontario.

Constating Instruments.

1884, 7th March, Letters Patent of Ontario (Lib. 16, No. 76).

1890, 53 V., c. 129 (O); fixes the capital stock at $5,000,000 divided into 50,000 shares of $100 each (sec. 1); confirms the purchase of the assets of the Peterborough Real Estate Investment Co., Limited, (secs. 2-4); sanctions the issue of debenture stock (secs 5-12; authoriz s agencies in United Kingdom (13); defines the limit of borrowing powers.

1893, 8th June, Letters Patent of Ontario amending the foregoing Letters Patent.

1897, May 6th, Letters Patent of Ontario so amending the foregoing Letters Patent as to give the Company the status of a Loan Company (and not the status of a Loaning Land Company) under the Loan Corporation Act.

As to lending powers see Letters Patent above cited.

As to the lending and the borrowing powers. See also special Act of the Dominion, 1898.

Annual Statement

Of the condition and affairs of the Central Canada Loan and Savings Company at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the corporation is at No. 437 George street, in the Town of Peterborough, in the Province of Ontario.

The Board is constituted of fifteen directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. Geo. A. Cox	President	Toronto	25th January, 1899.	25th January, 1900.
Richard Hall	Vice-President	Peterboro'	"	"
F. G. Cox	"	Toronto	"	"
Sir Thomas W. Taylor	Director	Winnipeg	"	"
Frederick C. Taylor	"	Lindsay	"	"
J. W. Flavelle	"	Toronto	"	"
Robert Jaffray	"	"	"	"
Wm. MacKenzie	"	"	"	"
Chester D. Massey	"	"	"	"
J. J. Kenny	"	"	"	"
Rev. John Potts, D.D.	"	"	"	"
A. E. Ames	"	"	"	"
J. H. Housser	"	"	"	"
A. A. Cox	"	Peterboro'	"	"
E. R. Wood	Managing Dir.	Toronto	"	"
F. W. Baillie	Secretary	"	"	"

A. Permanent capital stock: Total amount authorized, $5,000,000; total amount subscribed, $2,500,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

a.—Fixed and Permanent Capital Stock created by virtue of Building Societies Acts.—

None.

b.—Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.

Description.	No. of shares.	Par Value.	Total amount held.	Total amount paid thereon.
		$	$ c.	$ c.
1. Fully called	9,375	100	937,500 00	937,500 00
2. 20 per cent. called	15,625	100	1,562,500 00	312,500 00
Totals	25,000	.....	2,500,000 00	1,250,000 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called: Total called, $937,500; total paid thereon	937,500 00	
2. (*b*) Ordinary joint stock capital, 20% called: Total called, $312,500; total paid thereon	312,500 00	
4. (*d*) Dividends declared in respect of (1) and (2), but not yet paid	18,750 00	
6. (*f*) Reserve fund in respect of (1) and (2)	360,000 00	
7. (*g*) Contingent fund in respect of (1) and (2)	30,341 92	
		1,659,091 92
LIABILITIES TO THE PUBLIC.		
27. Deposits	993,123 28	
29. Debentures issued in Canada	1,164,124 62	
30. Interest due and accrued on (29)	23,568 40	
31. Debentures issued elsewhere than in Canada	2,052,504 21	
32. Interest due and accrued on (31)	9,284 90	
		4,242,605 41
40 Other liabilities to the public, viz.:		
41. (a) Sundry accounts due by Company	490 08	490 08
Total actual liabilities		5,902,187 41

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	62,353 68	
7. (*d*) Office furniture and fixtures	4,400 00	66,753 68
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,615,634 88	
11. (*c*) Interest and rents due or accrued on items 5 and 9 and not included therein	72,160 48	1,687,795 36
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	112,527 31	
15. (*c*) Debts secured by public school debentures	21,479 50	
17. (*e*) Debts secured by Dominion Government stock or bonds	131,659 65	
18. (*f*) Debts secured by stock or bonds of any of the Provinces of Canada	72,197 34	
19. (*g*) Debts secured by stocks or bonds of other Governments	93,926 66	
22. (*j*) Debts secured by stock or bonds of chartered Electric and Steam Railways	140,929 30	
23. (*k*) Debts secured by life insurance, fire insurance, and trusts companies and various other stocks and bonds	3,419,270 21	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	45,083 06	4,037,073 03
E.—*Cash.*		
31. (*a*) On hand	13,358 53	
32. (*b*) In banks	94,270 77	107,629 30
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Sundry accounts due to Company	2,936 04	2,936 04
Total of assets owned beneficially by Corporation		5,902,187 41

Cash Account.

Receipts for the year ending 31st December, 1898.

		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	A.—*Balance from 31st December, 1897.*		
Item No.	(*b*) Cash not already shown under (1)) :—		
2.	(i) On hand		13,544 79
3.	(ii) In bank		58,874 09
	C.—*Receipts on account of investments, loans or debts.*		
	(*a*) On mortgages of realty :—		
10.	(i) Principal		226,693 99
11.	(ii) Interest	78,709 64	126,418 05
	(iii) Insurance and taxes advanced by Company		19,339 90
	(*b*) On other securities, viz , stocks, bonds and debentures owned by Company :—		
12.	(i) Principal		2,320,826 46
13.	(ii) Interest or dividends	127,275 63	169,623 97
	(*c*) Loans secured by stocks, bonds or debentures :—		
14.	(i) Principal		828,583 01
15.	(ii) Interest (included in item (ii)).		
	D.—*Receipts from real estate owned beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of foregoing items)		28,633 80
17.	(*b*) Rents		1,612 39
	F.—*Borrowed Money.*		
25.	(*b*) Borrowed by taking deposits		2,184,551 42
27.	(*c*) Borrowed on debentures, sterling, $191,555.94 ; currency, $803,754.39		995,310 33
	Totals		6,974,012 20

Cash Account

Expenditure for the year ending 31st December, 1898.

		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I.—Expended on Corporation Account.	$ c.	$ c.
Item No.	A.—*Sums Loaned or Invested on Capital Account.*		
1.	(*a*) Loaned on mortgages of realty		191,837 16
	(*b*) Loaned or invested in other securities, viz. :		
2.	(i) On stocks, bonds and debentures		1,935,534 88
3.	(ii) Purchase of stocks, bonds and debentures		1,762,369 70
7.	(*d*) Incumbrances on realty paid off		16,807 78
	(*e*) Insurances or taxes advanced on property mortgaged to the Corporation		21,385 21
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock. (*Extend into Column 1*)	75,000 00	75,000 00
	C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.* :		
18.	(*a*) Bank account, interest	3,458 45	3,458 45
19	(*b*) Deposits : Principal, $2,023,884.88 ; interest, $32,152.53	32,152 53	2,056,037 41
20.	(*c*) Debentures issued in Canada : $449,648.12 ; interest, $39.109.10	39,109 10	488,757 26
21.	(*d*) Debentures issued elsewhere : Principal, $200,895.99 ; interest, $78,625.14	78,625 14	279,521 13
21½.	(*d*) Interest on encumbrances on realty	240 33	240 33
	D.—*Management Expenses (other than foregoing.)*		
25.	(*a*) Salaries and fees	15,198 85	
26.	(*b*) Commission, expense or brokerage on money borrowed or loaned.	6,050 52	
28.	(*d*) Stationery, postage; printing and advertising	2,330 04	
29.	(*e*) Law costs	557 19	
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates	6,321 31	
32	(*h*) Registration fee	205 00	
32½.	(*i*) Directors' compensation	1,390 00	32,052 91
	E.—*Other Expenditures, viz.* :		
33.	(*a*) Office furniture		900 00
34.	(*b*) Sundry accounts		2,480 68
	F.—*Balance.*		
37.	(*a*) Cash on hand		13,358 53
	(*b*) Cash in various banks		94,270 77
	Totals	260,638 46	6,974,012 20

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	320,339 66
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899 ... £45,543	221,642 56
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899 : Mortgages, $250,000 ; call loans, $482,352.18 ; stocks and bonds, $2,640,206.58	3,372,558 76
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½ per cent. ; on debentures, sterling, 3.92 per cent , currency, 4.18 per cent. ; on debenture stock, nil.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent. on other securities, fluctuates.	
7. Of the mortgages held by the Corporation $1,386,520.03 is on realty situate in Ontario, and $229,114.85 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	22,320 82
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 ? No., 10 ; amount	26,757 63
10. Aggregate market value of the land mortgaged to the Corporation, $3,000,000.	
11. How often are the securities held by the Corporation valued? Doubtful loans are watched very closely.	
12. (a) What officers of the Corporation are under bond and for what sum respectively ? Manager, $3,000 ; Accountant, $2,000 ; Teller, $2,500 ; Inspector, $1,000 ; Clerks, $3,500 ; Winnipeg, Manager, $2,500 ; Accountant, $2,500.	
13. When were the accounts of the Corporation last audited ? To 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed) ? H. M. Pellatt, Toronto, Ont. ; James Hall, Peterborough, Ont. ; F. H. Mathewson, Winnipeg, Man.	

THE CHATHAM LOAN AND SAVINGS COMPANY.

Head Office, Chatham, Ontario.

Incorporated under the Building Societies' Act, R.S.O. 1877, c. 164, by declaration filed with the Clerk of the Peace for the County of Kent, 27th September, 1881.

The lending and the borrowing powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Chatham Loan and Savings Company of Chatham, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on King street, in the City of Chatham, in the Province of Ontario.

The Board is constituted of seven directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Archibald Bell	President	Chatham	9th February, 1898	8th February, 1899.
Nathan H. Stevens	Vice-President	"	"	"
James Gardiner	Director	"	"	"
Thomas Stone	"	"	"	"
T. K. Holmes	"	"	"	"
Hugh Malcolmson	"	"	"	"
Robert Ferguson	"	Thamesville	"	"
S. F. Gardiner	Manager and Sec.	Chatham		

A. Permanent capital stock: total amount authorized, $1,000,000; total amount subscribed, $353,300, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a)—*Fixed and permanent capital stock created by virtue of Building Society Acts.*—

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the corporation.
	No. of shares.	Par value of shares.	——		
		$	$ c.	$ c.	$ c.
1. Fully called	3,533	100	353,300 00	253,185 73	100,114 27

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST, DECEMBER, 1898.

Capital and Liabilities.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
A.—*Permanent Capital Stock or Shares.*		
Item No.		
1. (a) Ordinary permanent capital; total paid thereon	253,185 73	
6. (f) Reserve Fund in respect of (1).....	21,000 00	274,185 73
LIABILITIES TO THE PUBLIC.		
27. Deposits.	303,635 90	
28. Interest on deposits, due, or accrued or capitalized	11,507 18	
29. Debentures issued in Canada	24,420 31	
30. Interest due and accrued on (29)	972 07	340,535 46
Total actual liabilities	.....	614,721 19

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable property owned beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :—		
2. (i) At the City of Chatham, held in freehold	10,600 00	10,600 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	544,261 45	
10. (*b*) Debts secured by mortgaged land held for sale	27,138 73	571,400 18
E.—*Cash.*		
31. (*a*) On hand	3,987 74	
32. (*b*) In bank	28,424 81	32,412 55
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture and fixtures	308 46	308 46
Total of assets owned beneficially by Corporation		614,721 19

Cash Account.

Receipts for the year ending 31st December, 1898.

		Permanent Capital, including Reserve. (Column 3.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.		
	A.—*Balance from 31st December, 1897.*	$ c.	$ c.
Item No.	(*b*) Cash (not already shown under (1)):—		
	(i) On hand		4,283 49
3.	(ii) In bank		30,553 96
	B.—*Sums received wholly or partly on Capital Stock.*		
4.	(*a*) Calls on Joint Stock Permanent Capital	15,793 14	15,793 14
5.	(*b*) Premiums on (4)		144 00
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:—		
10.	(i) Principal		41,242 24
11	(ii) Interest		25,891 47
	(iii) Extra interest		949 77
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
17.	(*b*) Rents		267 17
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits		502,596 01
27.	(*c*) Borrowed on Debentures		12,865 00
	G.—*Receipts from other sources, viz.:*		
30.	(*a*) Interest on bank account and exchange		1,491 12
	Totals		636,077 37

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	$ c.	$ c.
I.—Expended on Corporation Account.		
A.—Sums Loaned or Invested on Capital Account.		
Item No. 1. (*a*) Loaned on mortgages of realty		78,526 46
7. (*b*) Insurances or taxes advanced on property mortgaged to the Corporation		795 46
B.—Expended on Stock Account.		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	14,786 53	14,786 53
C.—Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:		
19. (*b*) Deposits: Principal, $488,993.46; interest, $11,507.18		500,500 64
20. (*c*) Debentures issued in Canada: Principal, $3,975; interest, $739.15		4,714 15
D.—Management Expenses (other than foregoing).		
25. (*a*) Salaries and fees		3,002 60
26. (*b*) Commission or brokerage		191 30
28. (*d*) Stationery, postage, printing and advertising		342 06
30. (*f*) Fuel, rent, taxes (other than in 7) and rates		673 62
32. (*h*) Registration fees		132 00
F.—Balance.		
37. (*a*) Cash on hand		3,987 74
(*b*) Cash in bank		28,424 81
Totals		636,077 37

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899.	5,580 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, *nil.*	
3. Amount of other existing obligations of the Corporation which will mature in 1899, *nil.*	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	43,550 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.67%; on debentures, 4.40%; on debenture stock, *nil.*	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6.13%; on other securities, *nil.*	
7. Of the mortgages held by the Corporation $544,261.45 is on realty situate in Ontario; and *nil* is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898, *nil.*	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number, 4; amount, $3,475.70.	
10. Aggregate market value of the land mortgaged to the Corporation, $1,183,250.00.	
11. How often are the securities held by the Corporation valued? When loans are taken.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, by private sureties, $8,000; teller, $1,000; clerk, $1,000, by Guarantee Company.	
13. When were the accounts of the Corporation last audited? Completed January 20th, 1899.	
14. Names and address of the auditors respectively for 1898—J. R. Gemmill, Sheriff, and Geo. D. Ross, Chatham, Ont.	

THE CITY AND COUNTY LOAN ASSOCIATION.

Head Office, Toronto, Ont.

Incorporated under Building Societies Act, R. S. O. 1887, c. 169, by declaration filed with the Clerk of the Peace for the County of York, 26th January, 1889.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the City and County Loan Association, of Toronto at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 32 Queen street east, in the City of Toronto, in the Province of Ontario.

The Board is constituted of six directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Ambrose Kent, J.P.....	President	Toronto	8th February, 1898.	14th February, 1899
George W. Jackes, M.D...	Vice-President ..	Eglington.....	"	"
James Watt.....	Director	Toronto	"	"
George Boxall.....	Director	"	"	"
James Ramsay.....	Director	Eglington	"	"
Wm. L. Wilkinson.....	Director	Toronto	"	"
W. J. Wharin	Manager	"		
	Secretary			

A. Permanent capital stock ; total amount authorized, $500,000 ; total amount subscribed, $39,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st Dec., 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$ c.	$ c.	$ c.
1. Fully paid	628	50	31,400 00	31,400 00	
3. Instalment (payable by fixed periodical payments, and still in process of payment)	152	50	7,600 00	3,926 58	3,673 42
Totals	780		39,000 00	35,326 58	3,673 42

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

DR. *Capital and Liabilities.*

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : total called, $.....; total paid thereon	31,400 00	
7. (*g*) Contingent fund in respect of (1)	2,234 80	
8. (*h*) Instalment permanent stock (payable by fixed periodical payments : Total subscribed $7,600.00, on which has been paid	3,926 58	
		37,561 38
LIABILITIES TO THE PUBLIC.		
40. Other liabilities to the public, viz.:		
41. (*a*) Mortgage on office building	6,250 00	
42. (*b*) Sundry accounts payable	2 00	
		6,252 00
Total actual liabilities		43,813 38

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
(i) At 32 Queen Street East, Toronto, held in freehold	16,618 80	16,618 80
B.—*Debts Secured by Mortgages on Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	16,580 38	
10. (*b*) Debts secured by mortgaged land held for sale	6,697 52	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	133 51	23,411 41
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows.*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	2,795 94	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	370 47	3,166 41
D.—*Unsecured Debts.*		
27. (*a*) Accounts receivable	299 65	
30. (*d*) Interest due or accrued on items 27 to 29 and not included therein	4 20	303 85
E.—*Cash.*		
31. (*a*) On hand	52 64	
32. (*b*) In Standard Bank, Toronto	133 75	186 39
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	126 52	126 52
Total of assets owned beneficially by Corporation		43,813 38

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. — Permanent capital, including reserve. (Column 3).	Total. (Column 4).
	$ c.	$ c.	$ c.
I.—Received by the Corporation for its own use.			
A.—*Balances from 31st December, 1897.*			
Item No. 1. (*b*) Cash not already shown under (1).			
2. (i) On hand	79 01		
B.—*Sums received wholly or partly on Capital Stock.*			
9. (*f*) Premiums on (6), (7) and (8)		615 85	
C.—*Receipts on account of investments, loans or debts.*			
(*a*) On Mortgages of Realty:			
10. (i) Principal	2,027 94		
11. (ii) Interest	492 96		
(*b*) On other securities:			
13. (ii) Interest or dividends	80 80		
(*c*) Unsecured debts:			
14. (i) Principal	56 70		
(ii) Interest	4 95		
D.—*Receipts from real estate owned beneficially by Corporation*			
17. (*b*) Rents of office buildings	881 00		
E.—*Miscellaneous.*			
22. (*e*) Forfeitures or lapses. (*Extend into Column 1*)	255 92		
G.—*Receipts from other sources, etc.*			
30. (*a*) Rents of properties held under power of sale	921 00		
(*b*) Premiums on cancelled stock	25 00		
Totals	4,825 28	615 85	5,441 13

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital including reserve. (Column 3.)	Total. (Column 4.)
I.—EXPENDED ON CORPORATION ACCOUNT.	$ c.	$ c.	$ c.
A.—*Sums Loaned or invested on Capital Account.*			
Item No. 1. (*a*) Loaned on mortgages of realty	567 00		
7. (*b*) Incumbrances on realty paid off	250 00		
B.—*Expended on Stock Account,*			
15. Stock forfeited or lapsed		255 92	
C.—*Borrowed Money (other than foregoing) or Interest Thereon paid, viz* :			
18. (*a*) Bank account (principal and interest), $1,432.23+$23.76	1,460 99		
D.—*Management Expenses (other than foregoing)* :			
25. (*a*) Salaries and fees	520 00		
28. (*d*) Stationery, postage, printing and advertising	87 90		
30. (*f*) Rent	240 00		
32. (*h*) Registration fee	30 00		
E.—*Other Expenditures, viz.* :			
33. (*a*) Interest on Mortgage on office building	325 00		
34. (*b*) Taxes, repairs and maintenance on office building	370 92		
35. (*c*) Taxes, repairs, etc., on properties held under power of sale	672 97		
36. (*d*) Sundry accounts paid	474 04		
F.—*Balance.*			
37. (*a*) Cash on hand	52 64		
(*b*) In bank	133 75		
Totals	5,185 21	255 92	5,441 13

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899? None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899? None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899? None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899? None	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits? None; on debentures, none; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, about 6½%; on other securities, about 7%.	
7. Of the mortgages held by the Corporation $23,277.90 is on realty situate in Ontario, and none on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898? None.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? None; amount, none.	
11. How often are the securities held by the Corporation valued? When considered necessary.	
12. What officers of the Corporation are under bond and for what sum respectively? Manager, $1,500.	
13. When were the accounts of the Corporation last audited? January, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), 1898, Isaac Curry, 262 Church St., Toronto; Samuel J. Douglas, Eglington. 1899, Isaac Curry, " " " ; Robert Rae, "	

THE CRÉDIT FONCIER FRANCO-CANADIEN.

Head Office, 30 St. James Street, Montreal.

As to the Paris Board of Management ("Paris Committee,") see 43 4 V. c. 60 (Q.), secs. 30-35. 47 V. c. 62 (Q.), Sched. A, Art. 51, enacts as follows: "The general meetings shall be held before the 31st of May in each year, either at the head office or at Paris, in France, according as there may be more shares to order held and stock certificates to bearer deposited in the Province of Quebec or in France, thirty days before the meeting."

Chief agent for Ontario: William Edwin Long, Toronto.

Constating Instruments.

43-4 V. c. 60, Province of Quebec: An Act to incorporate the Company, Schedule A to the Act contains the original constitution and laws of the Company: See Act of Quebec (1884), 47 V. c 62, *infra*.

44 V. c. 58, Dominion of Canada. Section 13 defines the Company's borrowing powers.

44 V. c. 51, Province of Ontario, empowers the Company to establish branch offices in Ontario to lend money, hold real estate in the Province, etc.

45 V. c. 84, Province of Quebec, amends 43-4 V. c. 60 (Q.).

46 V. c. 85, Dominion of Canada, assimilates the powers of the Company to those of other loan companies.

47 V. c. 62, Province of Quebec. Schedule A to the Act contains the revised constitution and laws of the Company.

55 6 V. c. 29 (D., Criminal Code, 1892), by sec. 205 (6 d) exempts the Company from the general law prohibiting lotteries.

Annual Statement

Of the condition and affairs and the Crédit Foncier Franco-Canadien (Loan Company) of Montreal, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 30 St. James street, in the city of Montreal, in the Province of Quebec.

The chief agency for Ontario is situated at No. 28 Wellington street east, in the City of Toronto, in the Province of Ontario.

The chief agent and attorney for Ontario is Wm. Edwin Long, and his address is Toronto, in the Province of Ontario.

The Board is constituted of ten directors holding office for three years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Geo. Brolemann	President	Paris	May, 1898	May, 1901.
Mr. Justice J. S. C. Würtele.	Vice-President	Montreal	" 1896	" 1899.
E. J. Barbeau	Director	"	" 1897	" 1900.
René Brice	Director	Paris	" 1898	" 1901.
I. de Camondo	Director	"	" 1898	" 1901.
A. Denfert Rochereau	Director	"	" 1896	" 1899.
G. de Molinari	Director	"	" 1896	" 1899.
Mr. Justice J. A. Ouimet	Director	Montreal	" 1897	" 1900.
J. H. Thors	Director	Paris	" 1897	" 1900.
H. J. Barbeau	Director	Montreal	" 1898	" 1901.
M. Chevalier	Manager	"	Janu., 1890	
T. R. Nelson	Secretary	"	April, 1890	

A.—Permanent capital stock: Total amount authorized, $4,784,689; total amount subscribed, $4,784,689, as more particularly set out in Schedule A hereto.

Schedule A.

(*b*) *Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining uncalled.
		francs.	$ c.	$ c.	$ c.
2. 25 per cent. called	50,000	500	4,784,689 00	1,196,172 25	3,588,516 75

List of Shareholders as at 31st December, 1898.

(Not printed.)

Balance Sheet as as 31st December, 1898.

Dr. *Capital and Liabilities.*

		$ c.	$ c.
	Capital (Liabilities to Stockholders or Shareholders).		
Item. No.	A.—*Permanent Capital Stock or Shares.*		
2.	(*b*) Ordinary joint stock capital, 25% called; total called, $1,196,172.25; total paid thereon	1,196,172 25	
4.	(*d*) Dividends declared in respect of (2) $77,181 32 not yet paid	3,907 67	
5.	(*e*) Unappropriated profits in respect of (2) (29) and (31)	92,845 71	
6.	(*f*) Reserve fund in respect of (2)	72,032 84	
7.	(*g*) Contingent fund in respect of (2)	268,743 09	
	Liabilities to the Public.		1,633,701 56
29.	Debentures issued in Canada	74,762 60	
31.	Debentures issued elsewhere than in Canada	6,473,777 37	
32.	Interest due and accrued on (31)	63,837 32	
39.	Due on loans in process of completion or to pay assumed mortgages	106,328 24	
40.	Other liabilities to the public, viz:		
41.	(a) Sundries	1,123 50	6,719,829 03
	Total actual liabilities		8,353,530 59

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :—		
2. (i) At Montreal, held in freehold	36,257 82	
3. (ii) At Quebec, held in	17,352 60	
5. (*b*) Freehold land (including buildings) other than foregoing	233,969 58	287,580 00
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	7,273,493 52	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	88,919 29	7,362,412 81
E.—*Cash.*		
31. (*a*) On hand	2,187 81	
32. (*b*) In bank	642,700 89	644,888 70
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Interest accrued but not yet due	33,948 98	
39. (*c*) Sundries	24,706 10	58,649 08
Total of assets owned beneficially by Corporation		8,353,530 59

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	
	C.—*Receipts on Account of Investments, Loans or Debts.*	$ c.
	(*a*) On mortgages of realty :—	
11.	(ii) Interest	377,032 67
	(*b*) On other securities :—	
13	(ii) Interest accrued but not yet due	33,948 98
	(*c*) Unsecured debts :—	
15.	(ii) Interest on deposits in banks	14,779 54
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
17.	(*b*) Rents	2,440 36
	E.—*Miscellaneous.*	
19.	(*b*) Bonus on loans paid off	3,200 93
21.	(*d*) Profits on exchange	2,178 44
	Totals	433,580 92

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898.

	Total. (Column 4.)
I.—EXPENDED ON CORPORATION ACCOUNT.	$ c.
C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz.:*	
Item No. 20. (*c*) Interest and sinking fund on debentures	283,062 21
D.—*Management Expenses (other than foregoing).*	
25. (*a*) Salaries and fees	36,649 01
26. (*b*) Commission or brokerage	927 46
27. (*c*) Income tax	10,502 18
29. (*e*) Loss on sales	9,209 11
Sundries	385 24
F.—*Balance.*	
37 (*a*) Profit and loss	92,845 71
Totals	433,580 92

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. (No answer.)	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. (No answer.)	
3. Amount of other existing obligations of the Corporation which will mature in 1899. (No answer.)	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. Not possible to answer.	
5. Average rate of interest per annum paid by the Corporation during 1898. On deposits, none; on debentures, about 4⅓%; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898. On mortgages of realty, about 5%; on other securities, none.	
7. Of the mortgages held by the Corporation $800,360.66 is on realty situate in Ontario, and $6,473,588.86 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898, $96,976.86.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No record of proceedings kept.	
10. Aggregate market value of the land mortgaged to the Corporation, $14,850.000.00.	
11. How often are the securities held by the Corporation valued At no regular periods.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager to the extent of 100 shares of the Company's stock, and the Directors to the extent of 50 shares each.	
13. When were the accounts of the Corporation last audited? February, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed)? Hon. A. Desjardins, Montreal; Monsieur André Brisset, Montreal.	

CROWN SAVINGS AND LOAN COMPANY.

Head Office, Petrolia, Ontario.

Incorporated under the Building Societies Act, R. S. O. 1877, c. 164, by declaration filed with the Clerk of the Peace for the County of Lambton 30th January, 1882.

The lending and the borrowing powers of the Company are now governed by the Loan Corporations Act, R. S. O. 1897, c, 205 ; cf. R. S. O. 1877, c. 164, and R. S. O. 1887, c. 169.

Annual Statement

Of the condition and affairs of the Crown Savings and Loan Company of Petrolia at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at the Town of Petrolia, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
J. H. Fairbank	President	Petrolia	4th Feruary, 1898.	23rd February, 1899.
J. L. Englehart	Vice-President	"	"	"
Frank Smith	Director	Sarnia	"	"
Frank Ward	Director	Wyoming	"	"
Allan Duncan	Director	"	"	"
John Kerr	Director	Petrolia	"	"
N. Rainsberry	Director	Osborne	"	"
Wm. Neil	Director	Bunyan	"	"
Hugh Park	Director	Glen Rea	"	"
Wm. English	Manager	Petrolia	"	"

A. Permanent capital stock : total amount authorized, $1,000,000 : total amount subscribed, $200,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a).—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value.	—		
		$	$	$ c.	$ c.
1. Fully called	4,000	50	200,000	182,425 28	17,574 72
Totals	4,000	50	200,000	182,425 28	17,574 72

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : total called, $200,000 ; total paid thereon	182,425 28	
6. (*f*) Reserve fund in respect of (1)	27,500 00	209,925 28
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.*		
24. Profit and loss balance	177 44	177 44
LIABILITIES TO THE PUBLIC.		
27. Deposits	101,652 13	
29. Debentures issued in Canada	5,904 50	107,556 63
Total actual liabilities		317,659 35

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	266,018 21	266,018 21
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	39,295 30	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation.	7,000 00	46,295 30
E.—*Cash.*		
32. (*b*) In bank	5,331 84	5,331 84
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture.....	.....	14 00
Total of assets owned beneficially by Corporation.....	.....	317,659 35

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
A.—*Balance from 31st December, 1897*:—			
Item No. (b) Cash in bank			7,440 89
B.—*Sums received wholly or partly on Capita Stock.*			
4. (a) Calls on joint stock permanent capital		3,900 73	3,900 73
C.—*Receipts on account of Investments, Loans or Debts.*			
(a) On mortgages of realty :			
10. (i) Principal		37,629 00	
11. (ii) Interest	15,067 04		15,067 04
(b) On other securities :			
12. (i) Principal		10,054 13	
13. (ii) Interest on dividends			47,683 13
F.—*Borrowed Money.*			
26. (b) Borrowed by taking deposits		71,787 81	71,787 81
G.—*Receipts from other sources, viz.*:			
30. (a) General interest			
Totals			145,995 49

Cash Account.

Expenditure for the yeor ending 31st December, 1898.

	Amount carried to earnings, maintenance, or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital including reserve. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
Item No. A.—*Sums loaned or invested on Capital Account.*			
1. (*a*) Loaned on mortgages of realty	.....	54,311 54	
(*b*) Loaned or invested in other securities, viz. :			
2. (1) Municipal debentures	.....	9,173 15	63,484 69
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into column 1*)	9,067 06	.....	9,067 06
C.—*Borrowed money (other than foregoing) or interest thereon paid, viz.* :			
19. (*b*) Deposits : principal, $62,827.42 ; interest, $2,970.81	.....	65,798 23	
20. (*c*) Debentures issued in Canada: Principal, $..... ; interest, $202.00	.....	202 00	66,000 23
D.—*Management expenses other than foregoing*) :			
25. (*a*) Salaries and fees	1,080 00		
26. (*b*) Commission or brokerage	88 25		
28. (*d*) Stationery, postage, printing and advertising			
29. (*e*) Law costs	525 32		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates			1,693 57
E.—*Other expenditures, viz.* :			
33. (*a*) General interest	6 60		
34. (*b*) Premium on debentures	411 50	.....	418 10
F.—*Balance.*			
(*b*) Cash in bank	.....	.....	5,331 84
Totals	.....	.....	145,995 49

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899, none.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, none.	
3. Amount of other existing obligations of the Corporation which will mature in 1899, none.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3 1-10%; on debentures, 4.57%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5½%; on other securities, 4%.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898, none.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, none.	
10. Aggregate market value of land mortgaged to the Corporation, estimated	550,000 00
11. How often are the securities held by the Corporation valued? Once each year.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed), J. M. Fowler and James McMillan, Petrolia.	

THE DOMINION SAVINGS AND INVESTMENT SOCIETY.

Head Office, London, Ontario.

Incorporated under chapter 53 of the Consolidated Statutes of Upper Canada as a Permanent Building Society, by declaration filed with the Clerk of the Peace for the County of Middlesex, 20th April, 1872.

The lending and the borrowing powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205; cf. Consol. Stat. U.C. c. 53; R.S.O. 1877, c. 164; and R.S.O. 1887, c. 169.

Annual Statement

Of the condition and affairs of the Dominion Savings and Investment Society of London, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario pursuant to the laws of the said Province.

The head office of the Corporation is at No. 371 Richmond Street in the City of London, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officer.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Robert Reid	President	London, Ont.	9th Feb., 1898	14th Feb., 1899
Charles N. Elliott	Vice-President	" "	" "	"
Thomas N. Purdom	Inspecting Director	" "	" "	"
W. J. McMurtry	Director	Toronto "	" "	"
Rev. J. Herbert Starr	Director	" "	" "	"
Wm. Bettridge, M.B	Director	Strathroy "	" "	"
John Ferguson	Director	London "	" "	"
Lt.-Col. R. Lewis	Director	" "	" "	"
John Morrison	Director	Toronto "	" "	"
Nathaniel Mills	Manager	London "	" "	"

A.—Permanent capital stock : Total amount authorized, $1,500,000 ; total amount subscribed, $1,000,000, as more particularly set out in schedule A hereto,

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Building Society Acts

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$ c.	$ c.	$ c.
1. Fully called	20,000	50 00	1,000,000 00	934,506 11	65,493 89
Totals.....	20,000	50 00	1,000,000 00	934,506 11	65,493 89

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : Total called $1,000,000, total paid thereon	934,200 00	
2. (*b*) Ordinary joint stock capital per cent. called ; Total called $306, total paid thereon	306 11	
6. (*f*) Reserve fund in respect of (1) (2)	10,000 00	
7. (*g*) Contingent fund in respect of (1) (2)	21,425 99	
		965,932 10
LIABILITIES TO THE PUBLIC.		
27. Deposits.....	879,691 53	
28. Interest on deposits, due or accrued or capitalized (included in No. 27)		
29. Debentures issued in Canada	49,950 00	
30. Interest due and accrued on (29)	1,135 82	
31 Debentures issued in Canada and payable elsewhere.....	324,607 64	
32. Interest due and accrued on (31)	1,661 47	
		1,257,046 46
Total actual liabilities.....		2,222,978 56

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.	1,914,735 42	
10. (*b*) Debts secured by mortgaged land held for sale	185,958 45	
12. (*d*) Of the debts mentioned in items 9 and 10, the sum of $31,450.00 is due by directors or officers of the Corporation. (Not extended).		2,100,693 87
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation.....	78,205 96	78,205 96
E.—*Cash.*		
31. (*a*) On hand	2,320 78	
32. (*b*) In banks	40,757 95	43,078 73
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office fittings.....	1,000 00	1,000 00
Total of assets owned beneficially by Corporation.....	.....	2,222,978 56

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.			Total. (Column 4.)
			c.
	I.—Received by the Corporation for its own use.		
	A.—*Balances from 31st December, 1897.*		
	(a) Cash (not already shown under (1)):		
2.	(i) On hand		1,847 97
3.	(ii) In banks		29,125 01
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(a) On mortgages of realty:		
10.	(i) Principal	about $539,106 27	
11.	(ii) Interest	" 104,200 00	643,306 27
	(b) On other securities:		
12.	(i) Principal	about $10,150 00	
13.	(ii) Interest or dividends, stock loans	" 4,800 00	14,950 00
	(iii) Interest on arrears of interest		1,797 34
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*		
16.	(a) Sales (not included in any of foregoing items)	Included in Nos. 10 and 11.	
17.	(b) Rent		
	F.—*Borrowed Money.*		
26.	(b) Borrowed by taking deposits		1,159,319 79
27.	(c) Borrowed on debentures		82,534 29
	Totals		1,932,880 67

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I.—Expended on Corporation Account.		
	A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
1.	(*a*) Loaned on mortgages of realty		511,793 94
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent Stock. (*Extend into Column 1*)	46,710 00	46,710 00
	C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*		
19.	(*b*) Deposits: Principal, $1,032,620.35; Interest, $30,595.45		1,063,215 80
20.	(*c*) Debentures issued in Canada: Principal, $141,150.00; Interest, $5,767.91		146,917 91
21.	(*d*) Debentures issued elsewhere: Principal, $95,956.05; Interest, $14,060.12		110,016 17
	D.—*Management Expenses (other than foregoing.)*		
25.	(*a*) Salaries and Fees		5,652 00
26.	(*b*) Commission or Brokerage		1,609 55
28.	(*d*) Stationery, Postage, Printing and Advertising		885 30
30.	(*f*) Fuel, Rent, Taxes (other than in 7), including income tax		1,043 03
31.	(*g*) Travelling Expenses and Inspector's salary		1,094 15
32.	(*h*) Registration Fee		175 00
	E.—*Other Expenditures, viz.:*		
33.	(*a*) Telegrams and telephone		123 38
34.	(*b*) New office furniture and sundries		565 71
	F.—*Balance.*		
37.	(*a*) Cash on hand		2,320 78
	(*b*) Cash in various banks		40,757 95
	Totals		1,932,880 67

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899?	7,550 00
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899?	70,104 32
3. Amount of other existing obligations of the Corporation which will mature in 1899, exclusive of deposits? None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, including demand loans	401,705 56
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.70%; on debentures, 4%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.92%.	
7. Of the mortgages held by the Corporation, $2,100,693.87 is on realty situate in Ontario, and $—— is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898, abortive sales, acquired by deed, etc	7,700 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No., 13; amount	18,410 01
10. Aggregate market value of the land mortgaged to the Corporation	3,297,550 00
11. How often are the securities held by the Corporation valued? Annually.	
12. (a) What officers of the Corporation are under bond and for what sum respectively; By Guarantee Companies, Manager, $10,000; Accountant, $5,000. By private sureties, Teller, $5,000.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed), J. K. McDermid, London, Ont.; John Lochead, London, Ont.	

EAST LAMBTON FARMERS' LOAN AND SAVINGS COMPANY.

Head Office, Forest, Ontario. (Company's By-Law No. 29)

Incorporated under the Buildings Societies Act, R.S.O. 1887, c. 169, by declaration filed with the Clerk of the Peace for the County of Lambton, 19th December, 1891.

The lending and the borrowing powers are governed by the Loan Corporations Act R.S.O. 1897, c. 205; cf. R S.O. 1887, c. 169.

Annual Statement

Of the condition and affairs of the East Lambton Farmers' Loan and Savings Company of Forest, Ont., at the 31st December, 1898, and for the ten months ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at S. S. King street in the town of Forest, in the Province of Ontario.

The Board is constituted of eight directors holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
James Hutton, M.D.....	President	Forest, Ont....	28th Feb., 1899	28th February, 1901
John Shaw	Vice-President ..	"	"	"
D. P. Campbell	Director.....	Thedford.....	" 1898	" 1900
Peter Cairns	"	Forest	" 1899	" 1901
George Smith	"	Arkona	" 1898	" 1900
Wm. Nimmo	"	Ravenswood...	" 1899	" 1901
Robert J. McCormick....	"	Warwick	" 1898	" 1900
D. N. Sinclair	"	Aberarder	"	"
N. Tripp.....	Manager and Secretary	Forest		

A.—Permanent capital stock: Total amount authorized, $500,000; total amount subscribed, $110,550 as more particularly set out in Schedule A hereto.

SCHEDULE A.

A.—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at—			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the corporation.
	No. of shares.	Par value of shares.	—		
		$	$ c.	$ c.	$ c.
1. Fully paid.....	2,211	50	110,550 00	110,030 00	520 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
A.—*Permanent Capital Stock or Shares.*		
Item No.		
1. (*a*) Ordinary Joint Stock Capital fully called: Total called, $110,550; Total paid thereon	110,030 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid. No. 12..	1,828 94	
6. (*f*) Reserve Fund in respect of (1)	6,098 49	
		117,957 43
LIABILITIES TO THE PUBLIC.		
27. Deposits	100,211 67	100,211 67
Total actual liabilities.....	.....	218,169 10

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	191,115 31	
10. (*b*) Debts secured by mortgaged land held for sale, sold under agreement	1,000 00	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	5,918 55	
		198,033 86
C.		
20. (*h*) Debts secured by permanent stock	2,000 00	2,000 00
E.—*Cash.*		
31. (*a*) On hand	73 96	
32. (*b*) In bank	17,655 78	
Accrued interest	62 50	
		17,792 24
F.—*Assets not hereinbefore mentioned.*		
38. (*b*) Office furniture	343 00	343 00
Total of assets owned beneficially by Corporation		218,169 10

Cash Account.

Receipts for the ten months ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital, including Reserve. (Column 3.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—Received by the Corporation for its own use.			
Balance from 28th February, 1898.			
Item No. (b) Cash (not already shown under (1)):—			
2. (i) On hand	49 79		
3. (ii) In bank, special deposit	18,926 35		18,976 14
B.—*Sums Received Wholly or Partly on Capital Stock.*			
4. (a) Calls on joint stock permanent capital		5,618 00	5,618 00
5. (b) Premiums on (4)	250 00		250 00
C.—*Receipts on Account of Investments, Loans or Debts.*			
(a) On mortgages of realty :—			
10. (i) Principal	21,176 45		
11. (ii) Interest	8,750 78		29,927 23
D.—*Receipts from Real Estate Owned Beneficially by Corporation.*			
16. (a) Sales (not included in any of foregoing items)	50 00		50 00
F.—*Borrowed Money.*			
26. (b) Borrowed money by taking deposits	81,847 21		81,847 21
27. (c) Interest from bank, special deposit	257 25		257 25
Totals			136,925 83

Cash Account.

Expenditure for the ten months ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	$ c.	$ c.
I.—Expended on Corporation Account.		
Item No. A.—*Sums Loans or Invested on Capital Account.*		
1. (*a*) Loaned on mortgages of realty	36,744 00	36,744 00
(*b*) Loaned or invested in other securities, viz.:		
2. (i) On stocks	2,000 00	2,000 00
B.—*Expended on Stock Account.*		
8. Dividends (Nos. 10 and 11) paid on permanent stock. (*Extend into Column 1*)	5,263 05	5,263 05
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*		
18. (*a*) Bank account (interest)	2 00	2 00
19. (*b*) Deposits: principal, $71,617.34; interest, $2,716 66	74,334 00	74,334 00
D.—*Management Expenses (other than foregoing.)*		
25. (*a*) Salaries and fees	440 00	
26. (*b*) Commission or brokerage	26 90	
28. (*d*) Stationery, postage, printing and advertising	37 96	
30. (*f*) Fuel, rent, taxes (other than 7) and rates	238 05	
32. (*h*) Registration fee	30 00	
		772 91
E.—*Other Expenditures, viz.:*		
33. (*a*) Office furniture	37 30	
34. (*b*) Blank books	31 20	
35. (*c*) Sundries	11 63	
		80 13
E.—*Balance.*		
37. (*a*) Cash on hand		73 96
(*b*) Cash in bank		17,655 78
Totals		136,925 83

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899, none.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, none.	
3. Amount of other existing obligations to the Corporation which will mature in 1899, none.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	18,076 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½ per cent.	
Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.65 per cent. ; on other security, 6 per cent.	
7. Of the mortgages held by the Corporation $191,155.30 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898. (*No answer.*)	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. (*No answer*)	
10. Aggregate market value of the land mortgaged to the Corporation, $375,255.00.	
11. How often are the securities held by the Corporation valued? Have not been specially valued ; all well known to Directors.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000.	
13. When were the accounts of the Corporation last audited? 13th January, 1899, for ten months ending 31st December, 1898.	
14. Names and address of the auditors for 1898 and 1899 (if appointed). F. W. Shaw and H. Barron.	

THE ELGIN LOAN AND SAVINGS COMPANY.

Head Office, St. Thomas, Ontario.

Incorporated under the Building Societies Act, R. S. O. 1877, c 164, by declaration filed with the Clerk of the Peace for the County of Elgin, 21st April, 1879.

The lending and the borrowing powers are governed by the Loan Corporations Act, R S. O. 1897, c 205; cf. R. S. O. 1877, c. 164, and R. S. O. 1887, c. 169.

Annual Statement

Of the condition and affairs of the Elgin Loan and Savings Company of St. Thomas, Ontario, at the 31st December, 1898.

The head office of the Corporation is at No. 346 Talbot street, in City of St. Thomas, in the Province of Ontario.

The Board is constituted of eight directors, holding office for two years, four retiring each year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
D. McLarty	President	St. Thomas	14th Feb., 1898	Second Monday, Feb., 1900.
John Baird	Vice-President	"	8th Feb., 1897	13th February, 1899.
John McCausland	Director	"	14th Feb., 1898	Second Monday, Feb., 1900
A. Murray	"	"	8th Feb., 1897	13th February, 1899.
D. K McKenzie	"	"	14th Feb., 1898	Second Monday, Feb., 1900.
Albert Couse	"	"	14th Feb., 1898	" " 1900.
George Wegg	"	"	8th Feb., 1897	13th February, 1899.
L. Millington	"	"	8th Feb., 1897	" 1899.
George Rowley	Manager and Sec'y.	"	21st April, 1879	Unlimited.

A. Permanent capital stock: Total amount authorized, $625,000; total amount subscribed, $625,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the corporation.
	No. shares.	Par value.	—		
		$	c.	$ c.	$ c.
2. Partly called	12,500	50	625,000 00	232,572 54	392,427 46
Totals	12,500	50	625,000 00	232,572 54	392,427 46

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
A.—*Permanent Capital Stock or Shares.*		
Item No.		
2. (*b*) Ordinary joint stock capital 50% called; total called, $312,500; total paid thereon	232,572 54	
5. (*e*) Unappropriated profits in respect of (2)	1,157 63	
6. (*f*) Reserve fund in respect of (2)	19,000 00	
		252,730 17
LIABILITIES TO THE PUBLIC.		
27. Deposits	176,362 89	176,362 89
Total actual liabilities		429,093 06

BALANCE SHEET AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
1.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing.....	2,427 25	2,427 25
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.....	369,072 48	
10. (*b*) Debts secured by mortgaged land held for sale	30,199 31	399,271 79
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	9,900 27	9,900 27
E.—*Cash.*		
32. (*b*) In bank.....	17,493 75	17,493 75
Total of assets owned beneficially by Corporation..	.....	429,093 06

Cash Account.

Receipts for the year ending 31st December, 1898.

——	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. — Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—Received by the Corporation for its own use.			
B.—*Sums Received Wholly or Partly on Capital Stock.*			
Item No.			
4. (*a*) On Joint Stock permanent capital	.....	3,078 76	3,078 76
C.—*Receipts on Account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty :—			
10. (i) Principal	56,311 62		
11. (ii) Interest	20,666 27	.....	76,977 89
D.—*Receipts from Real Estate owned Beneficially by Corporation.*			
16. (*a*) Sales (not included in any of foregoing items).	40 00	.....	40 00
F.—*Borrowed Money.*			
26. (*b*) Borrowed by taking deposits	214,922 07	.....	214,922 07
G.—*Receipts from other Sources, viz.* :			
30. (*a*) Withdrawals from bank	241,528 71		
(*b*) Withdrawals from Loan Co	5,000 00		
(*c*) Interest on bank balance	1,086 15	.....	247,614 86
Totals	.....	3,078 76	542,633 58

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital including reserve. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*			
Item No. 1. (*a*) Loaned on mortgages of realty	88,871 46		88,871 46
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into Column 1*)	11,570 89		11,570 89
C.—*Borrowed money (other than foregoing) or Interest Thereon Paid, viz.:*			
18. (*a*) Bank account (principal and interest)	243,563 52		
19. (*b*) Deposits: Principal, $190,512.33; interest, $5,778.54	196,290 87		439,854 39
D.—*Management Expenses (other than foregoing.)*			
25. (*a*) Salaries and fees	1,378 35		
26. (*b*) Commission or brokerage	220 30		
28. (*d*) Stationery, postage, printing and advertising.	153 00		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	530 19		
32 (*h*) Registration Fee	55 00		2,336 84
F.—*Balance.*			
(*b*) Cash in bank $17,493.75.			
Totals			542,633 58

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2 Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. No obligation except to depositors.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits. About 3.38 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty. About 5.40 per cent.	
7. Of the mortgages held by the Corporation $399,271 79 is on realty situate in Ontario, and none on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	2,043 47
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No, none; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation, about	585,000 00
11. How often are the securities held by the Corporation valued? In case of doubtful loans, annually or oftener.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? The Manager, $10,000.	
13. When were the accounts of the Corporation last audited? 26th January, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed)? Thomas Leitch, Hamilton, and Alex. Darrach.	

THE FREEHOLD LOAN AND SAVINGS COMPANY.

Head Office, Toronto.

Constating Instruments.

1859. Declaration of incorporation under 9 Victoria, c. 90 (Province of Canada), and Consol. Statutes U. C. chap. 53, filed with Clerk of Peace for County of York 27th April, 1859. Original corporate name, "The Freehold Permanent Building and Savings Society."

1873. 36 V. c. 104 (D.): changed corporate name to The Freehold Loan and Savings Company.

1886. 49 V. c. 103 (D.): defined borrowing powers; empowered Company to issue debenture stock, etc.

1887. 50-1 V. c. 111 (D.): empowered Company to extend its operations to the whole of the Dominion.

1887. 50-1 V. c. 112 (D.): amended next preceding Act. See secs. 1 and 2.

For the lending and the borrowing powers of the Company, see the Acts above cited, also R. S. O. 1877, c. 164; R. S. O. 1887, c. 169, and R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Freehold Loan and Savings Company of Toronto, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 54-66 Victoria street in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
C. H. Gooderham.....	President..	Toronto	June, 1898	15 February, 1899..
T. S. Stayner	Vice-President .	"	"	" " ..
Hon. J. C. Aikins	Director	"	"	" " ..
Hugh Ryan	Director	"	"	" " ..
Capt. W. F. McMaster ..	Director	"	"	" " ..
H. S. Howland.....	Director	....	....	.....
S. C. Wood	Manag. Director.	.....	.....	....

A. Permanent capital stock: total amount authorized, $3,800,000; total amount subscribed, $3 223,500, as more particularly set out in Schedule A hereto

SCHEDULE A.

(a).—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon	Total amount uncalled and constituting an asset of the Corporation.
	No. shares.	Par value.			
		$	$	$	$
1. Fully paid	8,430	100	843,000	843,000	.....
2. 20 per cent. paid	23,805	100	2,380,500	476,100	1,904,400
Totals	32,235		3,223,500	1,319,100	1,904,400

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. *Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called: total called $843,000; total paid thereon	843,000 00	
2. (*b*) Ordinary joint stock capital, 20 per cent, called: total called $476,100; total paid thereon	476,100 00	
4. (*d*) Dividends declared in respect of (1), (2), but not yet paid	13,191 00	
6. (*f*) Reserve fund in respect of (1), (2)	300,000 00	
7. (*g*) Contingent fund in respect of (1), (2)	47,192 55	
		1,679,483 55
LIABILITIES TO THE PUBLIC.		
27. Deposits	570,996 59	
28. Interest on deposits, due, or accrued, or capitalized	5,795 53	
29. Debentures issued in Canada	775,623 36	
30. Interest due and accrued on (29)	12,312 12	
31. Debentures issued elsewhere than in Canada	2,161,159 75	
32. Interest due and accrued on (31)	14,784 00	
		3,540,671 35
Total actual liabilities	.....	5,220,154 90

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable property owned beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :		
2. (i) At Toronto, held in freehold	197,284 77	
5. (*b*) Freehold land (including buildings) other than foregoing	473,417 81	670,702 58
B.—*Debts secured by mortgages of land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	3,981,536 22	
10. (*b*) Debts secured by mortgaged land held for sale	515,282 46	4,496,818 68
C.—*Debts not above enumerated for which the Corporation holds securities as follows :*		
20. (*h*) Debts secured only on permanent stock or shares of the corporation	26,203 47	
23. (*k*) Debts secured by rents secured on Company's building	3,263 55	29,467 02
E.—*Cash.*		
31. (*a*) On hand	12,692 84	
32. (*b*) In bank as follows :		
33. (i) In sundry banks at Toronto $24,080 20		
34. (ii) In bank at Winnipeg 7,306 19		
$31,386 39		
36. (iv) Less overdraft, Bank of Scotland, London, Eng. 24,100 32	7,286 07	19,978 91
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture and fixtures	2,715 23	
38. (*b*) Profits on exchange interest on bank deposit	472 48	
		3,187 71
Total of assets owned beneficially by Corporation		5,220,154 90

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
1.	(*b*) Cash (not already shown under (1)):	
2.	(i) On hand	1,975 05
3.	(ii) In bank	262,234 97
	C.—*Receipts on account of investments, loans or debts.*	
	(*a*) On mortgages of realty :	
10.	(i) Principal	596,944 65
11.	(ii) Interest	
	(*b*) On other securities :	
12.	(i) Principal	2,681 13
13.	(ii) Interest	308 76
	D.—*Receipts from real estate owned beneficially by the Corporation.*	
17.	(*b*) Rents	60,349 85
	F.—*Borrowed money.*	
26.	(*b*) Borrowed by taking deposits	393,163 76
27.	(*c*) Borrowed on debentures	486,780 94
	Totals	1,804,939 11

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.			Amount carried to earnings, maintenance or contingent account. (Column 1.)
	I.—Expended on Corporation Account.		$ c
	A.—*Sums Loaned or Invested on Capital Account.*		
1.	(*a*) Loaned on mortgages of realty		337,969 50
	(*b*) Loaned or invested in other securities, viz. :		
2.	(i) On Company's stock		3,288 00
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock. (*Extend into column 1*). Including tax		80,630 78
	C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz.* :		
19.	(*b*) Deposits : Principal, $276,943.55 ; interest, $2,350 40		279,293 95
20.	(*c*) Debentures issued in Canada : Principal, $266.322.13 ; interest, $20,828.99		287,151 12
21.	(*d*) Debentures issued elsewhere : Principal, $672,063.94 ; interest, $82,271.87		754,335 81
	D.—*Management Expenses (other than foregoing).*		
25.	(*a*) Salaries and fees		13,956 84
26.	(*b*) Commission or brokerage		4,452 72
28.	(*d*) Stationery, postage, printing and advertising, and furniture		4,689 35
29.	(*e*) Law costs		45 40
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates		3,653 33
31.	(*g*) Travelling expenses and inspectors' salaries		4,980 53
32.	(*h*) Registration fees		200 00
	E.—*Other Expenditures, viz.* :		
33.	(*a*) Company's buildings		10,312 87
	F.—*Balance.*		
37.	(*a*) Cash on hand	$12,692 84	
	(*b*) Cash in various banks	31,386 39	
		44,079 23	
	Less Bank of Scotland overdraft	24,100 32	
			19,978 91
	Totals		1,804,939 11

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	734,370 47
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, say	1,000,000 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.52%; on debentures, 3.80%; on debenture stock,	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.44%.	
7. Of the mortgages held by the Corporation $3,932,032.99 is on realty situate in Ontario, and $1,038,203.50 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	92,099 87
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number, 34; amount	87,331 32
10. Aggregate market value of the land mortgaged to the Corporation	10,000,000 00
11. How often are the securities held by the Corporation valued? Annually or oftener.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Managing Director, $15,000; Cashier, $6,000; three Inspectors, $2,000 each; three Accountants, $2,000 each; Accountant, $4,000; Junior Clerk, $2,000; General Agent at Winnipeg, $10,000.	
13 When were the accounts of the Corporation last audited? Audited monthly.	
14. Name and address of the auditors respectively for 1898 and 1899 (if appointed). Joseph Blakeley, W. A. Douglas, Toronto.	

THE FRONTENAC LOAN AND INVESTMENT SOCIETY.

Head Office, Kingston, Ontario.

Incorporated under the Building Societies' Act, Consolidated Statutes of Upper Canada, chap. 53, by declaration filed with the Clerk of the Peace for the County of Frontenac, 13th August, 1863.

The lending and the borrowing powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Frontenac Loan and Investment Society of Kingston, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 87 Clarence street, in the City of Kingston, in the Province of Ontario.

The Board is constituted of five directors, holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Sir Richard Cartwright...	President.....	Kingston, Ont.	March, 1898	March, 1900 .....
R. Vashan Rogers, LL.D..	Vice-President...	" .	" 1898	" 1900 .....
Lt.-Colonel S. C. McGill..	Director	" .	" 1898	" 1900 .....
Lt.-Col. Henry R. Smith.	"	" .	" 1898	" 1900 .....
Thomas Briggs.....	Managing Dir...	" .	December, 1863....	
D. Callaghan.....	Accountant.....	" .	April, 1864.....	

A. Permanent capital stock : total amount authorized, unlimited ; total amount subscribed, $200,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) —*Fixed and permanent capital stock created by virtue of Building Society Acts*

Description.	Total amount issued and subsisting at 31st Dec. 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$	$
1. Fully called	4,000	50	200,000	200,000	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898

Capital and Liabilities.

DR.

Item No.		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A.—*Permanent Capital Stock or Shares.*		
1.	(a) Ordinary joint stock capital fully called ; total called, $200,000 : total paid thereon	200,000 00	
4.	(d) Dividends declared in respect of (1), but not yet paid	5,156 25	
6.	(f) Reserve Fund in respect of (1)	30,000 00	
7.	(g) Contingent Fund in respect of (1)	6,351 67	241,507 92
	LIABILITIES TO THE PUBLIC.		
27.	Deposits	240,042 63	
29.	Debentures issued in Canada	20,750 00	
40.	Other liabilities to the public, viz. :		
41.	(a) Solicitors	50 90	260,843 53
	Total actual liabilities		502,351 45

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2. (i) At Kingston Ont., held in freehold	4,333 86	
3. (*b*) Freehold land (including buildings) other than foregoing	49,665 75	53,999 61
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land, including interest	316,726 51	
10. (*b*) Debts secured by mortgaged land held for sale	44,020 16	360,746 67
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
16. (*d*) Debts secured by Loan Corporations' Debentures	11,000 00	
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	41,116 37	
22. (*j*) Bank Deposit Receipts, Temporary Loan thereon	9,406 56	
24. (*l*) Debts secured by Globe Printing Co. stock	3,067 20	64,590 13
E.—*Cash.*		
31. (*a*) On hand	847 30	
32. (*b*) In bank	14,191 18	15,038 48
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Agents at Winnipeg	21 97	
38. (*b*) Office furniture	192 09	
39. (*c*) Reserve Fund Investment	7,762 50	7,976 56
Total of assets owned beneficially by Corporation		502,351 45

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 1.)
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	$ c.
	(1) Cash (not already shown under (1)):	
2.	(i) On hand	132 50
3.	(ii) In bank	23,218 62
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty:	
10.	(i) Principal	48,537 08
11.	(ii) Interest	
	(*b*) On other securities:	
12.	(i) Principal	13,324 45
13.	(ii) Interest or dividends	1,154 21
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*	
16.	(*a*) Sales	100 00
17.	(*b*) Rent	1,057 36
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	222,478 03
27.	(*c*) Borrowed on debentures	20,750 00
	G.—*Receipts from other sources, viz.:*	
30.	(*b*) Interest on current bank deposit	317 98
	Totals	331,070 23

Cash Account.

Expenditure for the year ending 31st December, 1898.

		Total. (Column 4.)
		$ c.
	I.—Expended on Corporation Account.	
Item No.	A.—*Sums Loaned or Invested on Capital Account.*	
1.	(*a*) Loaned on mortgages of realty	18,272 62
	(*b*) Loaned or invested in other securities, viz. :	
2.	(i) Shareholders on their stock	7,075 00
3.	(ii) On bank deposit receipts	11,000 00
	(iii) Globe Printing Co. stock	3,000 00
	B.—*Expended on Stock Account.*	
8.	Dividends paid on permanent stock	10,191 25
	C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.* :	
19.	(*b*) Deposits : Principal	260,953 69
	Interest, $91.34	91 34
20.	(*c*) Interest on debentures issued in Canada	415 00
	D.—*Management Expenses (other than foregoing.)*	
25.	(*a*) Salaries and fees	3,299 45
27.	(*c*) Advances to agents	31 31
28.	(*d*) Stationery, postage, printing and advertising	187 98
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates	360 87
32	(*h*) Registration	105 00
	E.—*Other Expenditures, viz.* :	
33.	(*a*) Advances on real estate	978 67
35.	(*c*) Solicitor's conveyancing fees	12 10
36.	(*d*) Telephone, $25.00 ; repairs, $31.72 ; incidentals, 75c.	57 47
	F.—*Balance.*	
37.	(*a*) Cash on hand $ 847 30	
	(*b*) Cash in various banks 14,191 18	
		15,038 48
	Totals	331,070 23

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.....	1,000 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3 per cent ; on debentures, 4 per cent.	
7. Of the mortgages held by the Corporation $285,287.33 is on realty situate in Ontario, and $75,459.34 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate—transferred	17,284 02
9. Number and amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 : No., one ; amount..	5,906 20
10. Aggregate market value of the land mortgaged to the Corporation. Cannot say without putting them up for sale.	
11. How often are the securities held by the Corporation valued ? Careful valuation at time of making loan.	
12. *(a)* What officers of the Corporation are under bond and for what sum respectively? Manager, $..... ; Accountant, $4,000 ; Clerk, $2,000.	
13. When were the accounts of the Corporation last audited ? February, 1899, for year ending 31st December, 1898.	
14. Names and address of the auditors respectively for 1898. F. R. Sargent and John Kirghorn.	

THE GREY AND BRUCE LOAN COMPANY.

(Formerly The Owen Sound, Grey and Bruce Loan and Savings Company.)

Head Office, Owen Sound, Ontario.

Incorporated under the Building Societies Act, R. S. O. 1887, c. 169, as a permanent Building Society, under the name of the Owen Sound, Grey and Bruce Loan and Savings Company, by declaration filed with the Clerk of the Peace for the County of Grey, 10th May, 1889.

The corporate name was, by Order in Council of Ontario, 15th September, 1897, changed to The Grey and Bruce Loan Company.

The lending and the borrowing powers of the Company are governed by the Loan Corporations Act, R. S. O. 1897, c. 205; cf. R. S. O. 1887, c. 169.

Annual Statement

Of the condition and affairs of The Grey and Bruce Loan Company, of Owen Sound, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on the Corner of Union and Scrope Sts., Town of Owen Sound, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
S. J. Parker	President	Owen Sound...	2nd February, 1898.	1st February, 1899.
R. McKnight	Vice-President	" ...	"	"
Hugh Taylor	Director	" ...	"	"
Robert Wightman	Director	" ...	"	"
James Gardner	Director	Meaford	"	"
Robert Thomson	Director	Owen Sound...	"	"
William Q. Brown	Director	" ...	"	"
John McDonald	Director	Chatsworth	"	"
Wm. Thomson	Director	Tara	"	"
Wm. P. Telford	Manager / Secretary	Owen Sound...		

A. Permanent capital stock : total amount authorized, $500,000 ; Total amount subscribed, $452,050.00, as more particularly set out in Schedule A hereto..

SCHEDULE A.

a).—Fixed and Permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st Dec., 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of Shares.	Par value of shares.	——		
		$	$	$	$
1. Fully called and paid	2,869	50	143,450	143,450	
2. Partly called and paid	6,172	50	308,600	64,670	243,930
Totals	9,041		452,050	208,120	243,930

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : total called, $143,450 00; total paid thereon	143,450 00	
2. (*b*) Ordinary joint stock capital, 20% called : total called, $60,000.00 ; total paid thereon	60,000 00	
3. (*c*) Ordinary joint stock capital, 50% called : total called, $ total paid thereon	4,670 00	
4. (*d*) Dividends declared in respect of (1), (2) or (3), but not yet paid	6,221 63	
5. (*e*) Unappropriated profits in respect of (1), (2) or (3)	227 06	
6. (*f*) Reserve fund in respect of (1), (2) or (3)	8,200 00	
7. (*g*) Contingent fund in respect of (1), (2) or (3)	1,042 71	
		223,811 40
LIABILITIES TO THE PUBLIC.		
27. Deposits	58,152 97	
28. Interest on deposits, accrued	439 00	
29. Debentures in Canada	121,760 00	
30. Interest due and accrued on (29)	2,399 46	
39. Due on loans in process of completion or to pay assumed mortgages and accrued interest	4,070 03	
		186,821 46
Total actual liabilities		410,632 86

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable property owned by Corporation.*		
1. (*a*) Office premises situate as follows :		
(i) At Owen Sound held in freehold	4,362 95	
5. (*b*) Freehold land (including buildings) other than foregoing	958 23	
7. (*c*) Accrued rents on part of office building	12 50	
		5,333 68
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	376,837 11	
11. (*c*) Interest due and accrued on items 9 and 10 and not included therein, also insurance and taxes	19,675 02	
		396,512 13
C.—*Debts not above enumerated for which the Corporation holds securities as follows :*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	1,530 00	
26. (*n*) Interest due and accrued on items 14 to 25 and not included therein	6 53	
		1,536 53
E.—*Cash.*		
31. (*a*) On hand	250 42	
32. (*b*) In bank	7,000 10	
		7,250 52
Total assets owned beneficially by Corporation		410,632 86

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.	——	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.
	A.—*Balance from 31st December, 1897.*	
	(*b*) Cash (not already shown under (1)) :—	
2.	(i) On hand	275 70
3.	(ii) In bank	7,479 16
	B.—*Sums Received Wholly or Partly on Capital Stock.*	
4.	(*a*) Calls on joint stock permanent capital	9 000 0
5	(*b*) Premiums on (4) and transfer fees	492 65
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :—	
10	(i) Principal	32,698 78
11.	(ii) Interest, insurance, taxes and fees	23,811 32
	(*b* On other securities :—	
12.	(i) Principal	470 00
13.	(ii) Interest or dividends	230 00
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
17	(*b*) Rent from joint tenant	189 16
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	107,699 21
27.	(*c*) Borrowed on debentures	30,650 00
	G.—*Receipts from Other Sources, viz*:	
30.	(*a*) Refund on coupons	59 86
	(*b*) Amounts left for remittance to other Companies	1,349 60
	(*c*) Half rent of office from joint tenant	157 50
	Totals	214,562 94

Cash Account.

Expenditure for the year ending 31st December, 1898

Item No.		Total. (Column 1.)
		$ c.
	I.—Expended on Corporation Account.	
	A.—*Sums Loaned or Invested on Capital Account.*	
1.	(*a*) Loaned on mortgages of realty	51,095 23
	(*c*) Real estate purchased	4,362 95
	(*d*) Accrued interest on mortgages bought and waiting maturity	407 52
	(*e*) Insurance and taxes advanced on property mortgaged to the corporat on	648 32
	B.—*Expended on Stock Account.*	
8.	Dividends paid on permanent stock, including income tax. (*Extend into column 1*)	12,278 01
	C.—*Borrowed Money other than foregoing or Interest thereon Paid, viz.:*	
18.	(*a*) Bank account, principal and interest	13 65
19.	(*b*) Deposits: Principal, $97,703.94; interest, $2,431 06	100,135 00
20.	(*c*) Debentures issued in Canada: Principal, $29,100; interest, $5,992 76	35,092 76
	D.—*Management Expenses (other than foregoing).*	
25.	(*a*) Salaries and fees	1,296 85
28.	(*d*) Stationery, postage, printing and advertising and petty expenses	102 65
30.	(*f*) Fuel, rent, taxes (other than 7) and rates	479 88
32	(*h*) Registration Fee	50 00
	E.—*Other Expenditures, viz.:*	
33.	(*a*) Amounts left for remittance forwarded	1,349 60
	F.—*Balance*	
37.	(*a*) Cash on hand $ 250 42	
	(*b*) Cash in bank 7,000 10	7,250 52
	Totals	214,562 94

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	5,200 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, none.	
3. Amount of other existing obligations of the Corporation which will mature in 1899, Depositors' accounts and deposit receipts	58,152 97
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	41,300 00
5. Average rate of interest per annum paid by the Corporation during 1898, on deposits, 3 to 3½%; on debentures, 4 to 5%; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5½ to 7%; on other securities, 6%.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898, none.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, none.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000; Solicitor, $4,000.	
(*b*) Are the said bonds executed by private sureties or by Guarantee Companies? By private sureties.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed): D. R. Dobie and C. A. Fleming, Owen Sound.	

THE GUELPH AND ONTARIO INVESTMENT AND SAVINGS SOCIETY

Head Office, Guelph, Ontario.

Incorporated under the Building Societies' Act (Consol. Statutes U. C. Chap. 53), by declaration filed with the Clerk of the Peace for the County of Wellington, 19th January, 1876.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Guelph and Ontario Investment and Savings Society of Guelph, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on corner of Market Square and Wyndham street, in the City of Guelph, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
Alex. B. Petrie	President	Guelph	February, 1899	February, 1900.
Robert Melvin.	Vice-President	"	"	"
David Stirton	Director	"	"	"
H. Howitt, M.D	"	"	"	"
John M. Bond	"	"	"	"
Jas. Innes.	"	"	"	"
Jas. P. Phin	"	Hespeler	"	"
John Phin	"	"	"	"
G. D. Forbes	"	"	"	"
E. McElderry	Manager / Secretary.	Guelph	"	"

A. Permanent capital stock: total amount authorized, $1,000,000; total amount subscribed, $720,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares	—		
		$	$	$	$
1. Fully called	7,000	50	350,000	350,000	
2. Partly "	7,400	50	370,000	74,000	296,000
Totals	14,400		720,000	424,000	296,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called: total called, $350,000; total paid thereon	350,000 00	
2. (*b*) Ordinary joint stock capital 20 per cent. called: total called, $74,000; total paid thereon	74,000 00	
4 (*d*) Dividends declared in respect of (1), and (2), but not yet paid	16,960 00	
6. (*f*) Reserve fund in respect of (1) and (2)	160,000 00	
7 (*g*) Contingent fund in respect of (1) and (2)	18,562 60	
		619,522 60
LIABILITIES TO THE PUBLIC.		
27. Deposits	507,767 32	
28. Interest on deposits, due, or accrued or capitalized	7,484 98	
29. Debentures issued in Canada	562,152 12	
30. Interest due and accrued on (29)	10,216 07	
39 Due on loans in process of completion or to pay assumed mortgages	23,040 33	
		1,110,660 82
Total actual liabilities		1,730,183 42

Balance Sheet as at 31st December, 1898

Cr.

	$ c	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property owned Beneficially by Corporation*		
5. (*b*) Freehold land (including buildings) other than foregoing	15,036 08	15,036 08
B.—*Debts secured by Mortgages of Land.*		
. (*a*) Debts (other than item 10) secured by mortgages of land	1,532,115 87	
. (*b*) Debts secured by mortgaged land held for sale.....	14,659 18	1,546,775 05
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	26,727 22	
16. (*d*) Debts secured by Loan Corporations' debentures	1,400 00	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	9,740 80	
26. (*n*) Interest due or accrued on items 14 to 20 and not included therein.....	350 29	38,218 31
E.—*Cash*		
32. (*b*) In bank, Guelph.....	130,153 98	130,153 98
Total of assets owned beneficially by Corporation	1,730,183 42	1,730,183 42

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to capital account. Permanent capital inc'uding reserve. (Column 3.)	Total. (Column 4.)
		$ c.	$ c.
	I.—Received by the Corporation for its own use.		
	A.—*Balances from 31st December, 1897.*		
3.	(ii) In bank	139,713 40	139,713 40
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:—		
10.	(i) Principal	366,389 25	
11.	(ii) Interest		
	(*b*) On other securities:—		
12.	(i) Principal	6,640 51	
13.	(ii) Interest or dividends	803 98	373,833 74
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of foregoing items)	30,539 90	
17.	(*b*) Rents	2,146 75	32,686 65
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits	851,280 53	
27.	(*c*) Borrowed on debentures	250,739 65	1,102,020 18
	G.—*Receipts from other sources, viz.*		
30.	(*a*) Bank interest	4,383 93	
	(*b*) Exchange collection, charges, etc	131 79	
	(*c*) Cost of valuation and inspection paid by borrowers	172 25	4,687 97
	Totals		1,652,941 94

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
Item A.—*Sums Loaned or Invested on Capital Account.*			
No. 1. (*a*) Loaned on mortgages of realty		340,509 29	
(*b*) Loaned or invested in other securities, viz.:			
2. (i) Loaned on debentures		1,700 00	
3. (ii) Loaned on stock		3,555 80	
4. (iii) Municipal debentures purchased		25,589 88	
(*c*) Insurances or taxes advanced on property mortgaged to the Corporation, included in No. 1.			371,354 97
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into column 1*)	33,920 00		33,920 00
C.—*Borrowed Money (other than foregoing) or interest thereon Paid, viz.:*			
19. (*b*) Deposits: Principal, $852,780.96; interest, $590.51		853,371 47	
20. (*c*) Debentures issued in Canada: Principal, $227,705.60; interest, $22,241.06		249,946 66	1,103,318 13
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees		8,251 77	
26. (*b*) Commission or brokerage		920 08	
28. (*d*) Stationery, postage, printing and advertising		953 82	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates		1,435 79	
31. (*g*) Travelling expenses (inspector's)		540 09	
32. (*h*) Registration fees		155 00	
33. (1) Miscellaneous expenses, telephone, telegrams, etc		236 51	12,493 06
33. (*i*) Expended on property owned by Company, insurance, etc			1,701 80
37. (*b*) Cash in bank			130,153 98
Totals	33,920 00	1,488,867 96	1,652,941 94

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	172,274 38
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, none.	
3. Amount of other existing obligations of the Corporation which will mature in 1899, none, exclusive of deposits.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, including overdue mortgages	388,520 49
5. Average rate of interest per annum paid by the Corporation during 1898, on deposits, 2.969%; on debentures, 3.984%; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.531%; on other securities, 4.265%.	
7. Of the mortgages held by the Corporation $1,524,747.72 is on realty situate in Ontario and none is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.....	5,295 38
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number 3; amount	8,402 49
10. Aggregate market value of land mortgaged to the Corporation, $2,866,876.00.	
11. How often are the securities held by the Corporation valued? Annually.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000, and five Clerks for $10,000.	
13. When were the accounts of the Corporation last audited? To 1st March, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), A. J. Brewster, Hespeler; J. W. Kilgour, Guelph.	

HAMILTON MUTUAL BUILDING SOCIETY.

Head Office, Hamilton, Ont

Incorporated under the Building Societies Act (R. S. O. 1887, c. 169) by declaration filed with the Clerk of the Peace for the County of Wentworth, 31st October, 1890.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Hamilton Mutual Building Society of Hamilton, Ont., at the 30th November, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 100 King street East, in the City of Hamilton, in the Province of Ontario.

The Board is constituted of ten directors holding office for one and two years.

The directors and chief executive officers of the Corporation at 30th November, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
Alfred Ward	President	Hamilton, Ont	30th November, 1897	30th November 1899
W. J. Morden	Vice-President.	"	" 1898	" 1900
Jas. Orr Callaghan	Director.	"	"	"
J. M. Williams	Director.	"	"	"
W. J. Aitchison	Director.	"	"	"
J. M. Peregrine	Director.	"	"	"
M. Turnbull	Director.	"	"	"
A. W. Peene	Director.	"	"	"
G. W. Spicer	Director.	"	"	"
G. W. Clarke	Director.	"	"	"
G. H. Richmond	Director.	" 1897	" 1898	" 1899
M. H. Little	Director.	"	"	"
Egerton Healey	Director.	"	"	"
Walter Anderson	Secretary.	" 1898	" 1898	" 1899

A. Instalment capital stock: total amount authorized, $600,000; total amount subscribed, $522,200, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) *Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description	Total amount issued and subsisting at 30th November, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value.	—	—	—
		$	$ c.	$ c.	$ c.
3. Instalment (payable by fixed periodical payments, and still in process of payment)	2,611	200	522,200 00	44,392 35	... .
Totals					

LIST OF SHAREHOLDERS AS AT 30TH NOVEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 30TH NOVEMBER, 1898.

Capital and Liabilities.

DR

—	—	—
	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
A.—*Permanent Capital Stock or Shares.*		
8. (*h*) Instalment permanent stock (payable by fixed periodical payments); total subscribed, $522,200, on which has been paid....	44,392 35	
10. (*j*) Reserve Fund in respect of (8).	26,045 70	
Total actual liabilities	... .	70,438 05

BALANCE SHEET AS AT 30TH NOVEMBER, 1898

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
7. (*a*) Debts (other than item 10) secured by mortgages of land	65,490 37	
		65,490 37
C.—*Debts not above enumerated for which the Company holds Securities as follows.*		
22. (*j*) Debts secured by instalments permanent stock (arrears bearing interest)	4,106 46	
		4,106 46
D.—*Unsecured Debts.*		
30. (*d*) Interest due or accrued on Bank Deposits	40 00	
		40 00
E.—*Cash.*		
31. (*a*) On hand	30 08	
32. (*b*) In bank	771 14	
Total of assets owned beneficially by Corporation		70,438 05

Cash Account.

Receipts for the year ending 30th November, 1898.

Item No.		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.
	A.—*Balances from 30th November, 1897.*	
	(*b*) Cash (not already shown under 1))	
2.	(i) On hand	23 32
3.	(ii) In bank	193 13
	B.—*Sums Received Wholly or Partly on Capital Stock.*	
8.	(*c*) Dues on Instalment Building Society Stock	5,352 85
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	5,657 04
11.	(ii) Interest	968 00
	(*b*) On other Securities :—	
13.	(ii) Interest or Dividends	63 12
	(*c*) Unsecured Debts :—	
14.	Insurance Premiums and water rates repaid	18 10
	E.—*Miscellaneous.*	
19.	(*b*) Premium or Bonus on Loans	116 00
20.	(*c*) Membership or Entry Fees (being income of corporation)	4 35
21.	(*d*) Fines	39 29
	G.—*Receipts from other Sources, viz.:*	
30.	(*a*) Transfer and valuation fees	15 50
	Totals	12,450 70

Cash Account

Expenditure for the year ending 30th November, 1898

		Total. (Column 4.)
		$ c.
	I.—Expended on Corporation Account.	
	A.—*Sums Loaned or Invested on Capital Account.*	
Item No.		
1.	(*a*) Loaned on mortgage of realty	10,815 37
	(*c*) Insurances or taxes advanced on property mortgaged to the corporation	139 41
	D.—*Management Expenses (other than foregoing).*	
25.	(*a*) Salaries and fees	500 00
28.	(*d*) Stationery, postage, printing and advertising	84 45
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates	75 00
31.	(*g*) Travelling expenses	2 50
32.	(*h*) Registration fee	30 00
	E.—*Other Expenditures, viz :*	
33.	(*a*) Tin box for Deeds	2 75
	F.—*Balance.*	
37.	(*a*) Cash on hand $ 30 08	
	(*b*) Cash in bank 771 14	801 22
	Totals	12,450 70

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 30TH NOVEMBER, 1898.

6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5½%; on other securities.

7. Of the mortgages held by the Corporation, $65,490.37 is on realty situate in Ontario, and $ is on realty situate elsewhere.

10. Aggregate market value of the land mortgaged to the Corporation, $101,607.

11. How often are the securities held by the Corporation valued? Annually.

12. (a) What officers of the Corporation are under bond and for what sum respectively? Secretary-Treasurer, $1,000 guarantee bond.

13. When were the accounts of the Corporation last audited? 30th November, 1898.

14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed). For 1898, F. H. Whitton, E. A. Middlemiss and R. E. Kinsman; for 1899, E. A. Middlemiss, R. E. Kinsman and Herbert Jones.

THE HAMILTON PROVIDENT AND LOAN SOCIETY.

Head Office, Hamilton, Ont.

Constating Instruments

1871. Declaration of Incorporation under Building Societies' Act (Consol. Stat. U. C, c. 53) filed with the Clerk of the Peace for the County of Wentworth, 6th June, 1871.

1885. Special Act, 48-9 V. c. 30 (D), confirming Provincial incorporation, limiting share capital and the amount to be borrowed by way of deposits, debentures, etc.

1893. Special Act, 56 V. c. 85 (D), limiting total liabilities of Society (sec. 2), and extending its operations (sec 3).

1895. Special Act, 58-9 V. c. 85 (D), repealed sec. 6 of 56 V. c. 85 (D), and provided for the registration and cancellation of debenture stock.

Annual Statement

Of the condition and affairs of The Hamilton Provident and Loan Society of Hamilton, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 46 King Street East, in the City of Hamilton, in the Province of Ontario.

The Board is constituted of eight directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
George H. Gillespie....	President	Hamilton	All elected at yearly meeting, first Monday of March each year.	
A. T. Wood, M.P	Vice-President ..	"		
Alexander Turner	Director	"		
Walter R. Macdonald...	Director	"		
T. H. Macpherson, M.P.	Director	"		
W. H. Glassco.....	Director	"		
Wm. Gibson, M.P	Director	Beamsville		
George Rutherford	Director	Hamilton		
C. Ferrie.	Manager	"		

A. Permanent capital stock, total amount authorized, $3,000,000; total amount subscribed, $1,500,000; total amount paid up, $1,100,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value or shares.	—		
		$	$	$	$
1. Fully called and paid	10,000	100	1,000,000	1,000,000	....
2. Partly called, 20 per cent. paid	5,000	100	500,000	100,000	400,000
Totals	15,000	100	1,500,000	1,100,000	400,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

	$ c.	$ c
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called: total called, $1,000,000, total paid thereon	1,000,000 00	
2. (*b*) Ordinary joint stock capital, 20 per cent. called: total called, $100,000, total paid thereon	100,000 00	
4. (*d*) Dividends declared in respect of (1), (2), but not yet paid	33,000 00	
6. (*f*) Reserve Fund in respect of (1), (2)	300,000 00	
7. (*g*) Contingent Fund in respect of (1), (2)	49,109 05	
		1,482,109 05
LIABILITIES TO THE PUBLIC.		
27. Deposits	738,236 45	
28. Interest on deposits, due, or accrued or capitalized in 1898	21,691 13	
29. Debentures issued in Canada	300,314 10	
30. Interest due and accrued on (29)	6,216 39	
31. Debentures issued elsewhere than in Canada	604,293 76	
32. Interest due and accrued on (31)	5,008 67	
35. Debenture stock issued elsewhere than in Canada	427,049 99	
36. Interest due and accrued on (35)	2,847 00	
39. Due on loans in process of completion or to pay assumed mortgages.	22,489 26	
		2,128,146 75
Total actual liabilities	....	3,610,255 80

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2. (i) At Hamilton, Ont., held in freehold	89,000 00	
3. (ii) At Brandon, Man., held in freehold	7,526 00	
5. (*b*) Freehold land (including buildings) other than foregoing	7,500 00	104,026 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land		
10. (*b*) Debts secured by mortgaged land held for sale	3,214,589 96	3,214,589 96
C.—*Debts not above enumerated for which the Corporation Holds Securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	93,714 90	
15. (*c*) Debts secured by public school debentures	2,036 25	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation.	506 55	96,257 70
E.—*Cash.*		
31. (*a*) On hand	4,166 57	
32. (*b*) In banks	191,215 57	195,382 14
Total assets owned beneficially by Corporation		3,610,255 80

Cash Account.

Receipts for the year ending 31st December, 1898.

		Amount carried to earnings, maintenance or contingent account. (Column 1.)
	I.—Received by the Corporation for its own use.	$ c.
Item No.	A.—*Balances from 31st December, 1897.*	
	(*b*) Cash (not already shown under (1)) :	
2.	(i) On hand	5,010 37
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :	
10.	(i) Principal	559,669 05
11.	(ii) Interest	174,243 25
	(*b*) On debentures :	
12.	(i) Principal	10,027 68
13.	(ii) Interest	3,678 19
	(*c*) Unsecured debts :	
15.	(ii) Interest received from banks	7,530 54
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
17.	(*b*) Rent	3,197 75
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	447,102 30
27.	(*c*) Borrowed on debentures	112,996 65
29.	(*e*) Borrowed on debenture stock	48,666 67
	G.—*Receipts from other Sources, viz.* :	
30.	(*a*) Surplus on property sold	2,624 89
	(*b*) Amount withdrawn from banks	1,336,420 69
	(*d*) Inspection of land	640 04
	(*e*) Sundry accounts	63,748 11
	Totals	2,775,556 18

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1)
	I.—Expended on Corporation Account.	$ c.
	A.—*Sums Loaned or Invested on Capital Account.*	
1.	(*a*) Loaned on mortgages of realty	472,564 8
	(*b*) Loaned or invested in other securities, viz :	
2.	(i) Debentures	41,620 85
	B.—*Expended on Stock Account.*	
8.	Dividends paid on permanent stock. (*Extend into Column 1*)	66,000 00
	C.—*Borrowed Money (other than foregoing) or interest thereon Paid, viz.:*	
19.	(*b*) Deposits : Principal, $513,875.04 ; interest, $977.39	514,852 43
20.	(*c*) Debentures issued in Canada : Principal, $52,223.77 ; interest, 9,859.05	62,082 82
21.	(*d*) Debentures issued elsewhere : Principal, $108,283.30 ; interest, $26 324.47	134,607 77
22.	(*e*) Debenture stock issued in Canada : Principal, $48,666 67 ; interest, $16,002 64	64,669 31
23.	(*f*) Debenture stock issued elsewhere : Principal, *nil* ; interest, *nil.*	
24.	(*g*) General interest	1,808 44
	D.—*Management Expenses (other than foregoing).*	
25	(*a*) Salaries and fees, $7,945 00 ; director's fees, $3,000	10,945 00
26.	(*b*) Commission	2,825 75
28.	(*d*) Stationery, postage, printing and advertising	1,358 94
29.	(*e*) Law costs	376 46
30.	(*f*) Personal property tax	902 59
31.	(*g*) Travelling expenses and inspection of land	4,054 85
32.	(*h*) Registration fee	205 00
	E.—*Other Expenditure, viz.:*	
33.	(*a*) Manitoba Branch expenses	4,418 30
34.	(*b*) Sundry accounts	56,101 19
35.	(*c*) Debenture expenses	1,840 60
36.	(*d*) Loss on property sold	15,662 62
	F.—*Balance.*	
37.	(*a*) Cash on hand	4,166 57
	(*b*) Cash in various banks as follows :	
38.	(i) Deposited in banks	1,314,491 83
	Totals	2,775,556 18

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures of the Corporation in Canada which will mature in 1899.	40,120 00
2. Amount of debentures of the Corporation elsewhere which will mature in 1899	188,194 00
3. Amount of other existing obligations of the Corporation which will mature in 1899? None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, about	277,779 00
5. Average rate of interest per annum paid by the Corporation during 1898, on deposits, 3.93%; on debentures, 3.87%; on debenture stock, 4%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty and on other securities, 5.63%.	
7. Of the mortgages held by the Corporation $2,704,402.51 is on realty situate in Ontario and $510,187.45 is on realty situate elsewhere	3,214,589 96
8. Loss on property sold and provision for probable shrinkage in value of securities	19,525 03
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken in 1898—number, 14; amount	29,702 40
10. Aggregate market value of the land mortgaged to the Corporation	7,115,671 00
11. How often are the securities held by the Corporation valued? Yearly or oftener.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? All from $5,000 down.	
13. When were the accounts of the Corporation last audited? 31st December, 1898; audited monthly.	
14. Names and address of the auditors respectively for 1898: W. F. Findlay, F.C.A., Maitland Young, Hamilton.	

THE HASTINGS LOAN AND INVESTMENT SOCIETY.

Head Office, Belleville, Ontario.

Incorporated under the Building Societies' Act (Consol. Stat. U. C., c. 53), by declaration filed with the Clerk of the Peace for the County of Hastings, 14th January, 1876.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Hastings Loan and Investment Society of Belleville, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at Bridge street, in the City of Belleville, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Sir Mackenzie Bowell	President.....	Belleville, Ont.	January, 1876 ...	December, 1899.
Rev'd Amos Campbell	Vice-President ..	"	" 1883 .. .	"
John Bell, Q.C	Director	"	" 1886	"
Jas. E. Eakins.....	....	"	February, 1899	"
J. L. Biggar	Director	"	January, 1893	"
Stephen Burrows	Director	"	" 1895	"
W. P. Hudson....	Director	"	November, 1897....	"
J. P. C. Phillips	Manager	"	December, 1878....	

A. Permanent capital stock : total amount authorized, $250,000 ; total amount subscribed, $225,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts* —

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. shares.	Par value.	——		
		$	$	$	$ c.
1. Fully called	4,500	50	225,000	220,332	4,668 00
Totals.....	4,500	50	225,000	220,332	4,668 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—— .	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called ; total called, $225,000 ; total paid thereon.....	220,332 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid	5,504 87	
6 (*f*) Reserve Fund in respect of (1)	21,000 00	
7. (*g*) Contingent Fund in respect of (1).....	2,189 86	249,026 73
LIABILITIES TO THE PUBLIC.		
27. Deposits	127,062 45	
28. Interest on deposits, due or accrued or capitalized (included in above)	....	
29. Debentures issued in Canada	35,000 00	
31. Debentures issued elsewhere than in Canada	19,466 67	
37. Owing to banks (including interest due or accrued)	6,762 52	188,291 64
Total actual liabilities.....	....	437,318 37

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	361,535 17	
10. (*b*) Debts secured by mortgaged land held for sale	73,230 64	434,765 81
E.—*Cash.*		
31. (*a*) On hand	1,585 69	1,585 69
32. (*b*) In bank		
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture and safe, etc	966 87	966 87
Total of assets owned beneficially by Corporation		437,318 37

Cash Account.

Receipts for the year ending 31st December, 1898.

	Total. (Column 4)
	$ c.
I.—Received by the Corporation for its own use.	
A.—*Balance from 31st December, 1897.*	
Item No. 1. (*b*) Cash (not already shown under (1):	
2. (i) On hand	747 94
3. (ii) In bank	9,130 83
B.—*Sums received Wholly or Partly on Capital Stock.*	
4. (*a*) Payments on joint stock permanent capital	1,182 56
8. (*e*) Dues on Instalment Building Society Stock	50 00
C.—*Receipts on account of Investments, Loans or Debts.*	
(*a*) On mortgages of realty :—	
10. (i) Principal	33,253 35
11. ii) Interest.	22,765 35
F.—*Borrowed Money.*	
25. (*a*) Bank advances	6,762 52
26. (*b*) Borrowed by taking deposits	85,856 91
Totals	159,749 46

Cash Account

Expenditure for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
		$ c.
	I.—Expended on Corporation Account.	
	A.—*Sums Loaned or Invested on Capital Account.*	
1.	(*a*) Loaned on mortgages of realty	26,645 88
7.	(*d*) Incumbrances on realty paid off	2,503 41
	B.—*Expended on Stock Account.*	
8.	Dividends paid on permanent stock. (*Extend into Column 1*)	12,058 26
	C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.* :	
18.	(*a*) Bank account—interest	155 15
19.	(*b*) Deposits : Principal, $123,058 94 ; interest, $4,003.51	76,313 02 4,003 51
20.	(*c*) Debentures issued in Canada : Principal, $35,000 ; interest, $1,575.00	1,575 00
21.	(*d*) Debentures issued elsewhere : Principal, $19,466.67 ; interest, $1,703.32	1,703 32
	D.—*Management Expenses (other than foregoing.)*	
25.	(*a*) Salaries and fees	2,093 28
26.	(*b*) Commission or brokerage	10 00
28.	(*d*) Stationery, postage, printing and advertising	102 90
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates	285 00
32.	(*h*) Registration fees	55 00
	E.—*Other Expenditures, viz.* :	
33.	(*a*) Municipal tax	304 49
34.	(*b*) Insurance, premiums, office	15 00
35.	(*c*) Repairs and insurance or loans	1,140 55
36.	(*d*) Debentures ..... £6,000 sterling	29,200 00
	F.—*Balance.*	
37.	(*a*) Cash on hand	1,585 69
	Totals	159,749 46

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. £4,000 sterling	19,466 67
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½ per cent. ; on debentures, 4¾ per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent. ; on other securities, *nil.*	
7. Of the mortgages held by the Corporation $434,765.81 is on realty situate in Ontario, and none on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	2,503 41
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No , none ; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation. Impossible to tell ; originally valued at	790,000 00
11. How often are the securities held by the Corporation valued? No special time.	
12 (*a*) What officers of the Corporation are under bond and for what sum respectively? The Manager, $20,000.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed): E. H. Bird, Accountant Bank of Commerce, I. P. Thompson, City Treasurer, for both 1898 and 1899.	

THE HOME SAVINGS AND LOAN COMPANY, LIMITED.

Head Office, Toronto, Ontario.

Constating Instruments.

1877, April 25. Incorporated by Letters Patent under the Ontario Joint Stock Companies Letters Patent Act (R. S. O. 1877, c. 150). Lib. 5, No. 35.

1879. 42 V. c. 55 (O. empowered the Company to acquire the property and assets of the Toronto Savings Bank.

For the lending and the borrowing powers see the Letters Patent above cited, and the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Home Savings and Loan Company, Limited, of Toronto, Ont., at the 31st December, 1898, and for the year ending on that day, made to to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 78 Church street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office	Address.	Term of office.	
			Began (date.	Will end (date).
Hon. Sir Frank Smith ..	President.....	Toronto	February 17th, 1898	February 16th, 1899
Eugene O'Keefe	Vice-President.	"	"	"
Wm. T. Kiely	Director	"	"	"
John Foy	Director	"	"	"
Edward Stock.....	Director	" (Mimico)	"	"
James Mason	Manager .... / Secretary....	"	1st December, 1878.	

A. Permanent capital stock: total amount authorized, $2,000,000; total amount subscribed, $2,000,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(b) Fixed and permanent capital stock created by virtue of Joint Stock Companies Acts or Private Acts.

Only one call made 10 per cent. Stock allotted at different times, last allotment 5th February, 1894.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$ c.	$ c.	$ c.
2. 10 per cent. called	20,000	100	2,000,000 00	200,000 00	nil.

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

Item No		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.		
	A.—*Permanent Capital Stock or Shares.*		
2.	(*b*) Ordinary joint stock capital, 10 per cent. called: total called, $200,000; total paid thereon	200,000 00	
4.	(*d*) Dividends declared in respect of (1), but not yet paid	7,000 00	
5.	(*e*) Unappropriated profits in respect of (1)	705 79	
6.	(*f*) Reserve Fund in respect of (1)	200,000 00	
7.	(*g*) Contingent Fund in respect of (1)	36,000 00	443,705 79
	LIABILITIES TO THE PUBLIC.		
27.	Deposits	2,033,223 53	
28.	Interest on deposits, due or accrued or capitalized	63,145 68	
39.	Due on loans in process of completion or to pay assumed mortgages	4,843 95	
24	Directors compensation	2,500 00	2,103,713 16
	Total actual liabilities	.....	2,547,418 95

Balance Sheet as at 31st December, 1898.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2. (i) At Toronto, held in freehold	27,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	4,300 00	
		31,300 00
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	966,723 28	
10. (*b*) Debts secured by mortgaged land held for sale	33,914 34	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	24,521 75	
		1,025,159 37
12. (*d*) Of the debts mentioned in items 9 and 11 the sum of $24,019 72 is due by directors or officers of the Corporation. (Not extended). 9 and 11 only, nothing No. 10.		
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation. Principal, $16,519.94; interest, $97.15	16,519 94	
22. (*j*) Debts secured on the collateral security of stocks, bonds and debentures other than above. Principal	1,246,021 02	
25. (*m*) Debts secured by one-third interest in lands	28,872 33	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	2,409 93	
		1,293,823 22
D.—*Unsecured Debts.*		
27. (*a*) Sundry accounts	150 00	150 00
E.—*Cash.*		
31. (*a*) On hand	2,858 22	
32. (*b*) In banks at Toronto	94,468 14	
		97,326 36
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	1,500 00	
38. (*b*) Debentures of the Niagara Navigation Co., Limited	98,160 00	
		99,660 00
Total of assets owned beneficially by Corporation		2,547,418 95

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4).
	I.—Received by the Corporation for its Own Use.		
	A.—*Balances from 31st December, 1897.*	$ c.	$ c.
	(*b*) Cash (not already shown under (1)):		
2.	(i) On hand		2,904 57
3.	(ii) In bank		207,249 16
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:		
10.	(i) Principal	74,883 02	
11.	(ii) Interest	46,175 65	121,058 67
	(*b*) On other securities:		
12.	(i) Principal	2,929,532 10	
13.	(ii) Interest or Dividends	58,346 11	2,987,878 21
	(*c*) Unsecured debts:		
	(i) Principal	400 00	400 00
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
17.	(*b*) Rents		628 50
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits		2,550,794 77
	G.—*Receipts from other sources, viz.*		
30.	(*a*) Insurance Premiums and Solicitors' charges refunded by mortgagors		2,432 89
	Totals		5,873 346 77

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1)	Total (Column 4.)
I.—Expended on Corporation Account.		
A.—Sums Loaned or Invested on Capital Account.	$ c.	$ c.
Item No. 1. (*a*) Loaned on mortgages of realty		149,987 61
(*b*) Loaned or invested in other securities, viz. :—		
2. (i) On the collateral security of stocks, bonds and debentures		3,113,747 03
B.—Expended on Stock Account.		
8. Dividends paid on permanent stock. (Extend into column 1)	14,000 00	14,0 0 00
C.—Borrowed Money (other than foregoing) or Interest thereon Paid, viz.:		
19. (*b*) Deposits: Principal, $2,477,027.77; interest, $2,264.19		2,479,291 96
D.—Management Expenses (other than foregoing).		
25. (*a*) Salaries and fees: including directors' and auditors'	15,625 00	
26 (*b*) Commission or brokerage	152 21	
28. (*d*) Stationery, postage, printing and advertising	1,522 00	
29. (*e*) Law costs	47 50	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	1,467 10	
32. (*h*) Registration fees	180 00	18,993 81
F.—Balance.		
37. (*a*) Cash on hand $ 2,858 22		
(*b*) Cash in banks 94,468 14		97,326 36
Totals		5,873,346 77

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
3. Amount of other existing obligations of the Corporation which will mature in 1899. All deposits which are all subject to notice.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. Mortgages, $25,600, and all loans on collaterals.	
5. Average rate of interest per annum paid by the corporation during 1898 on deposits, 3½%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, about 5%; on other securities, about 4¼%.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898....	5,326 33
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No. 2; amount	5,326 33
10. Aggregate market value of the land mortgaged to the Corporation.....	2,104,125 00
11. How often are the securities held by the Corporation valued? Mortgages when occasion requires, other loans continuously.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? All under bond, manager, $8,000; accountant, $4,000; teller, $5,000; two ledger keepers, each $4,000; two clerks, each $3,000; two clerks, each $1,000.	
13. When were the accounts of the Corporation last audited? Audited daily and completed at end of year.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). John M. Sullivan and John G. Hall, Toronto.	

THE HURON AND BRUCE LOAN AND INVESTMENT COMPANY.

Head Office, Goderich, Ontario.

Incorporated under the Building Societies Act (R. S. O. 1877, c. 164), by declaration filed with the Clerk of the Peace for the County of Huron, 27th January, 1885.

The lending and borrowing powers are governed by the Loan Corporations Act, R. S. O., 1897, c. 205.

Annual Statement

Of the condition and affairs of the Huron and Bruce Loan and Investment Company of Goderich, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on North street, in the Town of Goderich, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Francis Jordan	President	Goderich	1st February, 1898	1st February, 1899.
Samuel Sloane	Vice-President	"	"	"
J. M. Roberts	Director	Dungannon	"	"
H. C. Dunlop	Director	Goderich	"	"
Sir R. J. Cartwright	Director	Ottawa	"	"
Lord Strathcona and Mount Royal	Director	"	"	"
C. A. Nairn	Director	Goderich	"	"
J. H. Colborne	Director	"	"	"
Horace Horton	Manager / Secretary	"	"	"

A. Permanent capital stock: total amount authorized, $500,000; total amount subscribed, $218,600, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a.)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares	—		
		$	$	$ c.	$ c.
1. Fully called	4,372	50	218,600 00	180,423 20	38,176 80

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
A.—*Permanent Capital Stock or Shares.*		
Item No.		
1. (*a*) Ordinary joint stock capital fully called, but no formal call issued: Total called, $218,600; total paid thereon	180,423 20	
4. (*d*) Dividends declared in respect of (1), but not yet paid	3,608 40	
7. (*g*) Contingent fund in respect of (1)	4,747 80	
		188,779 40
LIABILITIES TO THE PUBLIC.		
27. Deposits	66,780 95	
		66,780 95
Total actual liabilities		255,560 35

BALANCE SHEET AS AT 31ST DECEMBER, 1898

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgage of land	236,840 57	
10. (*b*) Debts secured by mortgaged land held for sale	12,195 89	249,036 46
E.—*Cash.*		
31. (*a*) On hand	872 02	
32 (*b*) In bank	5,008 02	5,880 04
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	643 85	643 85
Total of assets owned beneficially by Corporation		255,560 35

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.
A.—*Balances from 31st December, 1897.*		
Item No. 1. (*b*) Cash (not already shown under (1)).		
2. (i) On hand	772 04	
3. (ii) In bank	6,043 22	6,815 26
B.—*Sums Received Wholly or Partly on Capital Stock.*		
4. (*a*) Calls on joint stock permanent capital	49 55	49 55
C.—*Receipts on Account of Investments, Loans or Debts.*		
(*a*) On mortgages of realty:—		
10. (i) Principal	26,194 00	
11. (i) Interest	11,949 61	38,143 61
On other securities:—		
12. (i) Principal	359 55	359 55
D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
16. (*a*) Sales	424 00	424 00
F.—*Borrowed Money.*		
26. (*b*) Borrowed by taking deposits	52,376 58	52,376 58
Totals		98,168 55

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	$ c.	$ c.
I.—Expended on Corporation Account.		
A.—Sums Loaned or Invested on Capital Account.		
Item No. 1. (*a*) Loaned on mortgages of realty		20,461 06
7 (*c*) Real estate		47 24
B.—Expended on Stock Account.		
8. Dividends paid on permanent stock. (*Extended into Column 1*)	8,117 47	8,117 47
C.—Borrowed Money (other than foregoing) or Interest thereon paid, viz.:		
19. (*b*) Deposits: principal, $62,052.43; interest, $59.14		62,111 57
D.—Management Expenses (other than foregoing.)		
25. (*a*) Salaries and fees	1,146 79	
28. (*d*) Stationery, postage, printing and advertising	43 94	
29. (*e*) Law costs	15 00	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	258 44	
32. (*h*) Registration fees	87 00	
		1,551 17
F.—Balance.		
37. (*a*) Cash on hand		872 02
(*b*) Cash in bank		5,008 02
Totals		98,168 55

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

		$ c.
5.	Averge rate of interest per annum paid by the Corporation during 1898 on deposits, $3\frac{1}{2}$ per cent.	
6.	Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, $5\frac{3}{4}$ per cent.	
7.	Of the mortgages held by the Corporation $236,840.57 is on realty situate in Ontario, and none on realty situate elsewhere.	
8.	Loans written off or transferred to real estate account during 1898, none.	
9.	Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 No., none; amount, none.	
10.	Aggregate market value of the land mortgaged to the Corporation?	300,000 00
11.	How often are the securities held by the Corporation valued? *No answer.*	
12	(*a*) What officers of the Corporation are under bond and for what sum respectively? Manager-Treasurer, $30,000.00.	
13.	When were the accounts of the Corporation last audited? 31st December, 1898.	
14.	Names and address of the auditors respectively for 1898 and 1899 (if appointed). W. R. Robertson and H. W. Ball.	

THE HURON AND ERIE LOAN AND SAVINGS COMPANY.

Head Office, London, Ontario.

Constating Instruments.

1864. Declaration of incorporation under the Buildings Societies Act (Consol. Stat. U.C., c. 53) filed with the Clerk of the Peace for the County of Middlesex, 18th March, 1864. The original corporate name was The Huron and Erie Savings and Loan Society.

1876. The corporate name was changed to The Huron and Erie Loan and Savings Company by the Act of Ontario, 39 Vic. c. 95.

1896. The Dominion Act, 59 V. c. 49, limited the borrowing powers; regulated the issue, transfer and registration of debentures; prohibited loans upon stock or to directors, etc. See Statutes of Canada 1899.

Annual Statement

Of the condition and affairs of the Huron and Erie Loan and Savings Company of London, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 442 Richmond street, in the City of London, in the Province of Ontario.

The Board is constituted of six directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Name of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John W. Little	President	London, Ont.	February, 1899	February, 1900.
Philip Mackenzie	Vice-President	"	"	"
Prof. Wm. Saunders	Director	Ottawa, Ont.	"	"
F. E. Leonard	Director	London, Ont.	"	"
N. Cronyn	Director	"	"	"
John Labatt	Director	"	"	"
Geo. A. Somerville	Manager, Secretary	London		

A. Permanent capital stock : Total amount authorized, $3,000,000 ; total amount subscribed, $3,000,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a).—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value.	—		
		$	$	$	$
1. Fully called	20,000	50	1,000,000	1,000,000	nil.
2. 20 per cent. partly called	40,000	50	2,000,000	400,000	1,600,000
Totals	60,000		3,000,000	1,400,000	1,600,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

Item No.	—	$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
	A.—*Permanent Capital Stock or Shares.*		
1.	(a) Ordinary joint stock capital fully called : Total called, $1,000,000; total paid thereon	1,000,000 00	
2.	(b) Ordinary joint stock capital, 20 per cent. called : Total called, $400,000 ; total paid thereon	400,000 00	
4.	(d) Dividends declared in respect of (1), (2), but not yet paid	63,043 38	
5.	(e) Unappropriated profits in respect of (1), (2)	22,553 70	
6.	(f) Reserve fund in respect of (1), (2)	780,000 90	
			2,265,597 08
	LIABILITIES TO THE PUBLIC.		
27.	Deposits	1,393,552 26	
28.	Interest on deposits due, capitalized during the year, $41,122.90		
29.	Debentures issued and payable in Canada	1,540,596 42	
30.	Interest due and accrued on (29)	26,819 46	
31.	Debentures payable elsewhere than in Canada	1,352,582 92	
32.	Interest due and accrued on (31)	8,321 02	
39.	Due on loans in process of completion or to pay assumed mortgages	30,626 66	
			4,352,498 74
	Total actual liabilities		6,618,095 82

Balance Sheet as at 31st December, 1898.

Cr

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable property owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :—		
2. (i) At 442 Richmond Street, London, Ont, held in freehold...	15,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing, held under deed	6,550 0	21,550 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land...	6,119,034 46	
10. (*b*) Debts secured by mortgaged land held for sale	4,250 00	6,123,284 46
C.—*Debts not above enumerated for which the Corporation holds securities as follows :*		
14. (*b*) Debts secured by municipal bonds or debentures	207,820 00	
17. (*c*) Debts secured by Dominion Government stock or bonds	60,740 00	268,560 00
E.—*Cash*		
31. (*a*) On hand	3,774 20	
32. (*b*) In bank as follows :—		
33. (i) In Canada.	191,884 14	
34. (ii) In England	9,043 02	204,701 56
Total of assets owned beneficially by Corporation.....	.....	6,618,095 82

Cash Account.

Receipts for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Totals. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.
A.—*Balances from 31st December, 1897.*		
Item No. (b) Cash (not already shown under (1)):—		
2. (i) On hand	3,671 43	
3. (ii) In bank	388,405 53	392,076 96
C.—*Receipts on Account of Investments, Loans or Debts.*		
(a) On mortgages of realty:—		
10. (i) Principal 11. (ii) Interest	1,047,804 05	
(b) On other securities:—		
12. (i) Principal	86,425 29	
13. (ii) Interest or dividends	8,111 84	
(c) Unsecured debts:—		
Retained to pay assumed mortgages	22,183 92	1,164 525 10
D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
17. (b) Rents	558 00	558 00
F.—*Borrowed Money.*		
26. (b) Borrowed by taking deposits	1,738,899 78	
27. (c) Borrowed on debentures	766,301 43	2,505,201 21
G.—*Receipts from other sources, viz.:*		
30. (a) Profit on sale of sterling exchange	305 86	
(b) Interest on bank account	7,119 58	7,425 44
Totals		4,069,786 71

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.		
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
Item No.		
1. (*a*) Loaned on mortgages of realty, including assumed mortgages ..	852,727 23	
(*b*) Loaned or invested on other securities :		
(i) City of London debentures	242,215 50	1,094,942 73
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. *(Extend into Column 1)*	126,016 65	126,016 65
C.—*Borrowed money (other than foregoing) or interest thereon paid, viz.:*		
19. (*b*) Deposits : Principal, $1,750,104.56 ; Interest, $620.84	1,750,725 40	
20. (*c*) Debentures issued and payable in Canada : Principal, $560,723.27; Interest, $57,936.26	618,659 53	
21. (*d*) Debentures payable elsewhere : Principal, $181,891.66 ; Interest, $53,586.71	235,478 37	2,604,863 30
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	21,782 99	
26. (*b*) Commission or Brokerage	8,121 27	
28. (*d*) Stationery, postage, printing and advertising.....	2,404 07	
29. (*e*) Law costs	959 11	
30. (*f*) Fuel, rent, taxes (other than in 7), rates, insurance and guarantee premiums	3,645 84	
31. (*g*) Travelling expenses	1,888 73	
32. (*h*) Registration fees	205 00	
E.—*Other Expenditures, viz.:*		
33. (*a*) Sundries, etc., including telegraph and telephone	255 66	39,262 67
F.—*Balance.*		
37. (*a*) Cash on hand	....	3,774 20
(*b*) Cash in various banks as follows :		
38. (i) In Canada	....	191,884 14
39. (ii) In England, Bank of Scotland	.....	9,043 02
Totals	....	4,069,786 71

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of Debentures issued and payable by the Corporation in Canada which will mature in 1899	573,436 00
2. Amount of Debentures payable by the Corporation elsewhere which will mature in 1899	380,835 00
3. Amount of other existing obligations of the Corporation which will mature in 1899 (exclusive of deposits). None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, including those payable on demand	1,269,795 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3%; on debentures, 3.814%; on debenture stock, none.	
Average rate of interest per annum on mortgages outstanding at 31st December, 1898, 5.732%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.282%; on other securities, 3.434%.	
7. Of the mortgages held by the Corporation, $6,119,034.46 is on realty situate in Ontario, and nothing on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	40,572 79
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. Number, 9; amount, $28,753.	
10. Aggregate market value of the land mortgaged to the Corporation, $11,085,905.00.	
11. How often are the securities held by the Corporation valued? Annually.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000, and eleven other officers at $30,000; $40,000 in all.	
13. When were the accounts of the Corporation last audited? As at 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed). Geo. F. Jewell, F.C.A., London, and Thomas A. Brown, London.	

THE HURON AND LAMBTON LOAN AND SAVINGS COMPANY.

Head Office, Sarnia.

Incorporated under the Building Societies Act, R.S.O. 1877, c. 164, by Declaration filed with the Clerk of the Peace for the County of Lambton, 1st November, 1877.

The lending and the borrowing powers are governed by the Loan Corporations Act, R S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Huron and Lambton Loan and Savings Company of Sarnia, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on Front street, in the Town of Sarnia, in the Province of Ontario.

The Board is constituted of six directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December 1898, were as follows :

Name of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
James Flintoft	President.	Sarnia	1st Febru'y, 1898	7th Febru'y, 1899
David Milne.	Vice-President .	"	"	"
Frank Ward	Director	Wyoming	"	"
Peter Taylor.	Director	Sarnia	"	"
F. F. Pardee, M PP	Director	"	"	"
Manfred B. Proctor	Director	"	"	"
J. Cameron Douglas	Secretary Treasurer.	"	"	

A.—Permanent capital stock: total amount authorized, $1,000,000; total amount subscribed, $399,200, as more particularly set out in Schedule A hereto.

SCHEDULE A.

Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$ c.	
1. Fully called	6,191	50	309,550	309,550 00	
2. Per cent. called	831	do	41,550	11,739 86	
3. 20 per cent. called	962	do	48,100	9,620 00	
Totals	7,984	.....	399,200	330,909 86	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called; Total called, $309,550; total paid thereon	309,550 00	
2. (*b*) Ordinary joint stock capital 20% called; Total called, $9,620; total paid thereon	9,620 00	
3. (*c*) Ordinary joint stock capital % called; Total called, $11,739 86; total paid thereon	11,739 86	
6. (*f*) Reserve fund in respect of (1), (2) or (3)	49,000 00	
7. (*g*) Contingent fund in respect of (1), (2) or (3)	3,367 00	
		383,276 86
LIABILITIES TO THE PUBLIC.		
27. Deposits	262,093 06	
28. Interest on deposits due or accrued or capitalized	8,859 51	
29. Debentures issued in Canada	24,950 00	
30. Interest due and accrued on (29)	330 79	
		296,233 36
Total actual liabilities		679,510 22

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2. (i) At Sarnia, Ont., held in freehold	7,500 00	
5. (*b*) Freehold land (including buildings) other than foregoing	7,923 54	
		15,423 54
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	588,590 42	
10. (*b*) Debts secured by mortgaged land held for sale	8,670 40	
		597,260 82
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	34,412 24	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	22,076 72	
		56,488 96
E.—*Cash.*		
31. (*a*) On hand	2,316 61	
32. (*b*) In bank	8,020 29	
		10,336 90
Totals		679,510 22

Cash Account.

Receipts for the year ending 31st December, 1898.

		Amount carried to earnings, maintenance or contingent account. (Column 1.)
		$ c.
	Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
Item No.	(*b*) Cash (not already shown under (1)):	
2.	(i) On hand	1,346 26
	(ii) In bank	91,110 15
	B.—*Sums Received Wholly or Partly on Capital Stock.*	
4.	(*a*) Calls on joint stock permanent capital	737 58
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) Mortgages of realty:	
10.	(i) Principal	126,648 82
11.	(ii) Interest	
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
17.	(*b*) Rent	512 42
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	286,490 17
27.	(*c*) Borrowed on debentures	5,200 00
	G.—*Receipts from other Sources, viz.*:	
30.	(*a*) General interest	1,293 86
	Totals	513,339 26

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1).	Total. (Column 4).
I.—EXPENDED ON CORPORATION ACCOUNT.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty	116,588 75	
(*b*) Loaned or invested in other securities:—		
(ii) Municipal securities	9,058 83	
(iii) On stock	5,500 00	131,147 58
B.—*Expended on Stock Account.*		
8 Dividends paid on permanent stock (*Extend into Column 1*)	19,816 83	19,816 83
C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.*		
19. (*b*) Deposits: Principal, $332,514.34; Interest, $8,859.51	341,373 85	
20. (*c*) Debentures issued in Canada: Principal, $5,300; Interest, $1,047.12	6,347 12	347,720 97
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and directors and auditor's fees	2,748 50	
26. (*b*) Commission or brokerage	357 60	
28. (*d*) Stationery, postage, printing and advertising	200 51	
29. (*e*) Law costs	15 00	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	608 46	
31. (*g*) Travelling expenses	74 54	
32. (*h*) Registration fees	107 00	4,111 61
E.—*Other Expenditures, viz.:*		
33. (*a*) Telephone, repairs, office furniture, etc	205 37	205 37
F.—*Balance.*		
37. (*a*) Cash on hand	2,316 61	
(*b*) Cash in bank	8,020 29	10,336 90
Totals		513,339 26

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899.	11,150 00
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899, none.	
3. Amount of other existing obligations of the Corporation which will mature in 1899, none.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.17%; on debentures, 3⅞%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.44%; on other securities 5.44%.	
7. Of the mortgages held by the Corporation, $537,085.90 is on realty situate in Ontario, and $60,174.82 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.....	58 95
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 2; amount	2,393 01
11. How often are the securities held by the Corporation valued? Annually.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $8,000; Accountant, $2.000.	
13. When were the accounts of the Corporation last audited? Audited weekly.	
14. Names and address of the auditors respectively for 1898. J. D. Stewart and H. Ingram, Sarnia.	

THE IMPERIAL LOAN AND INVESTMENT COMPANY OF CANADA, (LIMITED.)

Head Office, Toronto. (38 Vic. c. 62 (D) s. 2.)

Constating Instruments.

As recited in the preamble of 38 V. c. 62 (D), the Company was incorporated under the Building Societies Act, Consol. Stat. U. C. chap. 53. The declaration of incorporation was filed on the 19th August, 1869, with the Clerk of the Peace for the County of York. The corporate name was The Imperial Building, Savings and Investment Company (Decl. Book II. 47).

In 1875 the corporate name was changed by 38 V. c. 62 (D) to The Imperial Loan and Investment Company (sec. 1). The existing Corporation was continued under the new name, with its head office at Toronto, (sec. 2).

Section 3 enacts : "3. The said Company shall not under its new name be deemed a new corporation, but it shall have, hold and continue to exercise all the rights, powers and privileges that previously to such change had been held, exercised and enjoyed by the said 'Imperial Building, Savings and Investment Company' in as full and ample a manner as if the said Company had continued to exist under its original name ; and all statutory provisions applicable to the said Company shall continue applicable to the said Imperial Loan and Investment Company."

In 1881, by Letters Patent of Canada, dated 11th June, the Company was reincorporated "under *The Canada Joint Stock Companies' Act, 1877*, by the name of the Imperial Loan and Investment Company of Canada (Limited), and as a loan company within the meaning and provisions of the said last mentioned Act, with their now existing capital of one million dollars."

For the lending and the borrowing powers see R. S. C. (1886) c. 119, secs. 88-98 ; and the Loan Corporations Act, R. S. O. 1897, c. 205.

See Statutes of Canada, 1899.

Annual Statement

Of the condition and affairs of the Imperial Loan and Investment Company of Canada, Limited, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 32-34 Adelaide street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office — From year to year.	
			Began (date).	Will end (date).
James Thorburn, M.D.	President	Toronto, Ont.	31st December.	31st December.
Sir Geo. A. Kirkpatrick	Vice-President	"	"	"
Ald. Daniel Lamb	Director	"	"	"
C C. Dalton	Director	"	"	"
R. Shaw Wood	Director	London, Ont.	"	"
H. M. Pellatt	Director	Toronto, Ont.	"	"
E. H. Kirkland	Managing-Director	"	"	"

A.—Permanent capital stock: Total amount authorized, $1,000,000; total amount subscribed, $839,850, as more particularly set out in Schedule A. hereto.

SCHEDULE A

(b)—Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls
		$	$ c.	$ c.	$ c.
1. Fully called	6,298½	100	629,850 00	629,475 16	374 84
2. 40 per cent. called	2,100	100	210,000 00	*99,326 15	110,673 85
Totals	8,398½	.....	839,850 00	728,801 31	111,048 69

* Certain shareholders have taken advantage of the Company's permission to pay in full.

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.
(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called, total called, $629,850.00; total paid thereon	629,475 16	
2. (*b*) Ordinary joint stock capital 40% called; total called, $84,000; total paid thereon. See footnote.....	99,326 15	
4. (*d*) Dividends declared in respect of (1) and (2), but not yet paid....	21,823 10	
6. (*f*) Reserve Fund in respect of (1) and (2)	160,000 00	
7. (*g*) Contingent Fund in respect of (1) and (2)	17,155 62	927,780 03
Liabilities to the Public.		
27. Deposits	28,970 91	
29. Debentures issued in Canada	116,450 00	
30. Interest due and accrued on (29).....	2,115 30	
31. Debentures issued elsewhere than in Canada	675,351 18	
32. Interest due and accrued on (31).....	7,162 45	830,049 84
Total actual liabilities.....	....	1,757,829 87

* 2,100 shares issued 40% called, but permission given to pay in full, of which permission some have availed themselves.

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

—	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	104,217 63	
6. (*c*) Leasehold land (including buildings) other than foregoing	28,452 55	132,670 18
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,417,097 32	
10. (*b*) Debts secured by mortgaged land held for sale	130,246 98	1,547,344 30
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the corporation	52,290 10	52,290 10
D.—*Cash.*		
31. (*a*) On hand	416 37	416 37
32. (*b*) In bank $33,998 44		
Less owing National Bank of Scotland, London England 8,889 52	25,108 92	25,108 92
Total of assets owned beneficially by Corporation.		1,757,829 87

Cash Account.

Receipts for the year ending 31st December, 1898

Item No.	—	Total. (Column 4.)
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
1.	(*a*) Capital account	8,153 35
	(*b*) Cash (not already shown under (1))	69 00
2.	(i) On hand	265 49
3.	(ii) In bank	2,746 12
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	130,613 68
11.	(ii) Interest	89,444 27
	(*b*) On other securities :—	
12.	(i) Principal	1,308 60
13.	i) Interest or dividends	2,592 30
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*	
	(*a*) Sales	15,590 00
17.	(*b*) Rent	11,848 84
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	16,142 26
27.	(*c*) Borrowed on debentures	42,753 00
	Totals	321,526 81

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I. Expended on Corporation Account.	$ c.	$ c.
Item No. A.—*Sums Loaned or Invested on Capital Account.*		
1. (*a*) Loaned on mortgages of realty		25,010 08
(*b*) Loaned or invested in other securities, or stocks		3,320 00
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	43,574 25	43,574 25
C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz.:*		
19. (*b*) Deposits: Principal, $18,726.98; interest, $843.24		19,570 22
20. (*c*) Debentures issued in Canada: Principal, $93,000, interest, $5,048.00		98,048 80
21. (*d*) Debentures issued elsewhere: Principal, $63,874.00; interest, $27,139.66		91,013 66
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	8,973 09	
26. (*b*) Commission or brokerage	3,416 59	
25. (*c*) Office rent	1,000 00	
28. (*d*) Stationery, postage, printing and advertising	482 42	
29. (*e*) Law costs	200 00	
31. (*g*) Travelling expenses	683 76	
32. (*h*) Tax on dividend	708 65	
		15,464 51
F.—*Balance.*		
37. (*a*) Cash on hand	416 37	
(*b*) Cash in bank	25,108 92	
		25,525 29
Totals		321,526 81

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899 .	28,400 00
2 Amount of debentures issued by the Corporation elsewhere which will mature in 1899 .	200,993 35
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	429,815 13
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3%; on debentures, 4%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5 60%; on other securities, 5.5%.	
7. Of the mortgages held by the Corporation, $870,507.58 is on realty situate in Ontario, and $809,506.90 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898..	9,695 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No. 1; amount	4,650 00
10. Aggregate market value of the land mortgaged to the Corporation	3,300,000 00
11. How often are the securities held by the Corporation valued? Annually.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager director, $5,000; accountant, $3,000; cashier, $1,000; clerk, $1,000.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and addresses of the auditors for 1898. Robert Sewell and T. E. P. Trew for part of year, Jno. C. Copp for balance; 1899 Jno. C. Copp and T. E. P. Trew....	

THE INDUSTRIAL MORTGAGE AND SAVINGS COMPANY.

Head Office, Sarnia.

Incorporated under the Building Societies Act, R. S. O 1887, c. 169, by declaration filed with the Clerk of the Peace for the County of Lambton, 20th August, 1889.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition of affairs of the Industrial Mortgage and Savings Company of Sarnia, Ont, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on Front street, in the Town of Sarnia, in the Province of Ontario.

The Board is constituted of ten directors holding office for two years

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John Cowan	President	Sarnia	July, 1898	Dec., 1899
Archd. Gibb	Vice-President	"	At organization of Company	" 1900
Jas. C. Wood	2nd Vice-President	Langbank	"	" 1900
Thomas Howden	Director	Watford	"	" 1900
Thomas Symington	Director	Sarnia	"	" 1900
Archd. McIntyre	Director	Napier	"	" 1899
Peter Grant	Director	Avonroy	"	" 1899
James Purvis	Director	Sarnia	"	" 1900
S. A. Macvicar	Director	"	"	" 1899
J. S. Symington	Manager and Secy.			" 1900

A Permanent capital stock: Total amount authorized, $500,000; total amount subscribed, $365,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$ c.	$ c.	$ c.
1. Fully called	7,300	50	365,000 00	347,723 46	17,276 54

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER 1898.

Capital and Liabilities

DR.

Item No.	—	$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A.—*Permanent Capital Stock or Shares.*		
1.	(*a*) Ordinary joint stock capital fully called: Total called $365,000; total paid thereon...	347,723 46	
4.	(*d*) Dividends declared in respect of (1), but not yet paid.....	10,364 15	
6.	(*f*) Reserve fund in respect of (1)	57,220 51	
7.	(*g*) Contingent fund in respect of (1)	1,000 00	416,308 12
	LIABILITIES TO THE PUBLIC.		
27.	Deposits.....	350 342 32	
28.	Interest on deposits, due, or accrued or capitalized	10,026 59	
29.	Debentures issued in Canada	125,991 81	
30.	Interest due and accrued on (29)	2,066 39	488,427 11
	Total actual liabilities.	....	904,735 23

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	839,374 23	
11. (*c*) Interest due or accrued on item 9 and not included therein	2,542 61	
		841,916 84
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	38,213 61	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	18,242 89	
		56,456 50
E.—*Cash.*		
31. (*a*) On hand	4,632 05	
32 (*b*) In bank	1,229 84	
		5,861 89
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture		500 00
Total of assets owned beneficially by Corporation		804,735 23

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		(Column 3.)	Total. (Column 4)
	Received by the Corporation for its Own Use.	$ c.	$ c.
	A.—*Balances from 31st December, 1897.*		
2.	(i) On hand		10,834 85
	(ii) In bank		25,129 29
	B.—*Sums Received Wholly or Party on Capital Stock.*		
4.	(*a*) Call on joint stock permanent capital	30,228 85	
5.	(*b*) Premiums on (4)	6,000 00	
			36,228 85
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:		
10.	(i) Principal	89,655 94	
11.	(ii) Interest	41,095 73	
	(*b*) On other securities:		
12.	(i) Principal	30,836 31	
13.	(ii) Interest or dividends	2,082 88	
			163,670 86
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits	499,041 26	
27.	(*c*) Borrowed on debentures	62,234 00	
			561,275 26
	G.—*Receipts from Other Sources, viz.:*		
30.	(*a*) No particulars		488 05
	Totals		797,627 16

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.		
Item No. A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
1. (*a*) Loaned on mortgages of realty (including item 7)	168,584 86	
(*b*) Loaned or invested in other securities, viz:—		
2. (i) Municipal debentures	37,808 32	
3. (ii) Permanent stock	7,350 00	213,743 18
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extended into Column 1*)	19,503 08	19,503 08
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.*		
18. (*a*) Bank account (principal and interest)	75 15	75 15
19. (*b*) Deposits: Principal, $503,697.40; Interest, $300.95		503,998 35
20. (*c*) Debentures issued in Canada: Principal, $45,417.66; interest, $4,326.41		49,744 07
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	2,781 60	
27. (*c*) Commission or brokerage	277 07	
28. (*d*) Stationery, postage, printing and advertising	335 30	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	1,136 73	
31. (*g*) Travelling expenses	70 74	
32. (*h*) Registration fee	100 00	4,701 44
F.—*Balance.*		
37. (*a*) Cash on hand		4,632 05
(*b*) Cash in bank		1,229 84
Totals		797,627 16

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899 .	65,430 00
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	31,000 11
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 2.89%; on debentures, 3.95%; on debenture stock, none,	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.38 per cent.; on other securities, 5.38 per cent.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898, none.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number, none; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation, about $1,300,000.	
11. How often are the securities held by the Corporation valued? Yearly.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? Monthly.	
14. Names and address of the auditors respectively for 1898 and for 1899 (if appointed). John Brebner and John Farquharson, Sarnia.	

THE LAMBTON LOAN AND INVESTMENT COMPANY.

Head Office, Sarnia, Ontario.

Incorporated under the Building Societies Act, 9 Vic., c. 90 (Province of Canada) by declaration filed on 27th March, 1847, with the Clerk of the Peace for the Western District. The original corporate name was "The Port Sarnia Building Society." The society was re-organized as "The Lambton Permanent Building and Investment Society," under chapter 53 of the Consolidated Statutes of Upper Canada, by declaration filed 19th June, 1855, with the Clerk of the Peace for the County of Lambton. This latter corporate name was changed by Order in-Council, 4th June, 1880, to The Lambton Loan and Investment Company.

The lending and the borrowing powers are governed by the Loan Corporations Act R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Lambton Loan and Investment Company of Sarnia, Ont., at the 30th June, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on Front street, in the Town of Sarnia, in the Province of Ontario.

The Board is constituted of ten directors holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Charles McKenzie	President	Sarnia	July, 1897	July, 1899
Isaac Unsworth	Vice-President	Florence	" 1898	" 1900
Alex. Johnson	Inspector	Sarnia	" 1898	" 1900
George Shirley	Director	Watford	" 1897	" 1899
John Paul	Director	Sarnia	" 1897	" 1899
Norman S. Gurd	Director	"	" 1898	" 1900
A. Laing	Director	Wyoming	" 1897	" 1899
Thomas Boulton	Director	Moore	" 1897	" 1899
F. W. Kittermaster	Manager	Sarnia	" 1898	" 1900
Antrobus C. Clark	Sec'y-Treas and Asst. Manager	"	" 1898	" 1900

A. Permanent capital stock; total amount authorized, $1,000,000; total amount subscribed, $500,000, as more particularly set out in Schedule A. hereto.

SCHEDULE A.

(a).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st Dec., 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the corporation.
	No. of shares.	Par value of shares.	——		
		$	$ c.	$ c.	$ c.
1. Fully called	10,000	50	500,000 00	499,742 67	257 33
Totals..... ..	10,000	50	500,000 00	499,742 67	257 33

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 30TH JUNE, 1898

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called; total called $500,000; total paid thereon.	499,742 67	
6. (f) Reserve fund in respect of (1)	250,000 00	
7. (g) Contingent fund in respect of (1).....	21,967 49	771,710 16
LIABILITIES TO THE PUBLIC.		
27. Deposits.....	502,974 29	
28. Interest on deposits capitalized	14,814 54	
29. Debentures issued in Canada	84,985 00	
30. Interest due and accrued on (29)	1,756 10	604,529 93
Total actual liabilities.....	.....	1,376,240 09

Balance Sheet as at 30th June, 1898.

Cr.

	$ c.	
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—Immovable Property Owned Beneficially by Corporation.		
1. (*a*) Office premises situate as follows :—		
2. (i) At Town of Sarnia, held in freehold	6,000 00	6,000 00
B.—Debts Secured by Mortgages of Land.		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,187,720 62	
10. (*b*) Debts secured by mortgaged land held for sale	10,768 00	
11. (*c*) Interest due and accrued on items 9 and 10 and not included therein	41,715 69	1,240,204 31
C.—Debts not above enumerated for which the Corporation holds securities as follows :		
14. (*b* Debts secured by municipal bonds or debentures	54,150 20	
15. (*c*) Debts secured by public school debentures	509 50	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	18,771 29	73,430 99
E.—Cash.		
31. (*a*) On hand	5,334 23	
32. (*b*) In banks	51,270 56	56,604 79
Total of assets owned beneficially by Corporation		1,376,240 09

Cash Account.

Receipts for the year ending 30th June, 1898.

Item No.				Total. (Column 4.)
	I.—Received by the Corporation for its own use.			
	A.—*Balances from 30th June, 1897.*		$ c.	$ c.
	(*b*) Cash (not already shown under (1)) :—			
2.		(i) On hand	7,792 47	
3.		(ii) In bank	55,465 62	63,258 09
	B.—*Sums Received Wholly or Partly on Capital Stock.*			
4.	(*a*)	Calls on joint stock permanent capital	139 16	139 16
	C.—*Receipts on Account of Investments, Loans or Debts.*			
	(*a*) Mortgages of realty :—			
10.		(i) Principal	108,942 92	
11.		(ii) Interest	78,572 52	
	(*b*) On debentures :—			
12.		(i) Principal	10,420 92	
13.		(ii) Interest	2,691 73	
	(*c*) On stock loans :—			
14.		(i) Principal	14,586 92	
15.		(ii) Interest	1,701 36	216,916 37
	F.—*Borrowed Money.*			
	(*b*)	Borrowed by taking deposits	433,449 53	
	(*c*)	Borrowed on debentures	16,100 00	449,549 53
	G.—*Receipts from other Sources, viz.:*			
30.	(*a*)	General interest		2,123 52
		Totals		731,986 67

Cash Account

Expenditure for the year ending 30th June, 1898

			Total. (Column 4.)	
	I.—Expended on Corporation Account.	$	c.	$ c
Item No.	A.—*Sums loaned or invested on Capital Account.*			
1.	(*a*) Loaned on mortgages of realty	109,401	62	109,401 62
	(*b*) Loaned or invested in other Securities, viz. :—			
2.	(i) Municipal debentures	25,422	46	
3.	(ii) Shareholders	9,138	50	,560 96
	B.—*Expended on Stock Account.*			
8.	Dividends paid on Permanent Stock. (*Extend into Column 1*)	39,977	64	39,977 64
	C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*			
19.	(*b*) Deposits: Principal, $424,948.67; interest, $392.96			425,341 63
20.	(*c*) Debentures issued in Canada: Principal, $53,912.68; interest, $4,245.73			58,158 41
	D.—*Management Expenses (other than foregoing):*			
25.	(*a*) Salaries and fees	5,808	50	
26.	(*b*) Commission or brokerage	64	75	
28.	(*d*) Stationery, postage, printing and advertising	318	34	
29.	(*e*) Law costs	5	00	
30.	(*f*) Fuel, rent, taxes (other than in 7), rates and sundries	206	52	
31.	(*g*) Travelling expenses	10	00	
32.	(*h*) Registration fees	157	00	6,570 11
	E.—*Other Expenditures, viz.:*			
33.	(*a*) Repairs to office	280	38	
34.	(*b*) Sundry expenses	39	84	
35.	(*c*) Income tax	978	78	1,299 00
36.	(*d*) General interest			72 51
	F.—*Balance.*			
37.	(*a*) Cash on hand	5,334	23	
	(*b*) Cash in various banks	51,270	56	56,604 79
	Totals			731,986 67

Miscellaneous Statement for the Year Ending 30th June, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899.	24,450 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. Municipal debentures.....	12,434 37
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3 per cent. ; on debentures, 3.60 per cent.	
6 Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.60 per cent. ; on other securities, 5 per cent.	
7. Of the mortgages held by the Corporation $1,137,341.48 is on realty situate in Ontario, and $102,862.83 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898? No land transferred to real estate account. Set aside $2,630.20 for anticipated losses.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 2 ; amount.....	5,600 00
10. Aggregate market value of the land mortgaged to the Corporation estimated at.....	1,968,000 00
11. How often are the securities held by the Corporation valued? In the case of doubtful loans annually or oftener ; and in cases where necessary they are being valued and overlooked continually.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager and Secretary-Treasurer, $10,000 ; Assistant Secretary-Treasurer, $5,000.	
13. When were the accounts of the Corporation last audited? The auditors come into office daily and audit previous day's work.	
14. Names and address of the auditors respectively for 1898 and 1899? T. W. Nesbet, T. F. Towers, Sarnia, both reappointed for 1899.	

THE LANDED BANKING AND LOAN COMPANY.

Head Office, Hamilton, Ontario

Incorporated under the Building Societies Act, Consol. Stat. U. C., chap. 53, by declaration filed with the Clerk of the Peace for the County of Wentworth, 16th December, 1876.

The lending and the borrowing powers are governed by the Loan Corporations Act R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Landed Banking and Loan Company of Hamilton, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 31 James street south, in the City of Hamilton, in the Province of Ontario.

The Board is constituted of six directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
Matthew Leggat	President	Hamilton	16th Feb., 1898	15th Feb., 1899.
John Waldie	Vice-President	Toronto	"	"
Thomas Bain, M.P.	Director	Dundas	"	"
Samuel Barker	"	Hamilton	"	"
R. Æ. Kennedy	"	"	"	"
Henry McLaren	"	"	"	"
C. W. Cartwright	Manager	"		

A. Parmanent capital stock: total amount authorized, $700,000; total amount subscribed, $700,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a)—Fixed and permanent capital stock created by virtue of Building Society Acts

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	——		
		$	$	$	$
1. Fully paid.....	7,000	100	700,000	700,000	.....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called: total called, $700,000; total paid thereon.....	700,000 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid...	20,813 60	
5. (*e*) Unappropriated profits in respect of (1)	9,671 85	
6. (*f*) Reserve fund in respect of (1).....	160,000 00	
		890,485 45
LIABILITIES TO THE PUBLIC.		
27. Deposits.....	436,481 38	
28. Interest on deposits, due, or accrued or capitalized.....	996 31	
29. Debentures issued in Canada	458,696 23	
30. Interest due and accrued on (29).....	5,879 42	
31. Debentures issued elsewhere than in Canada..... ...	221,785 20	
32. Interest due and accrued on (31).....	1,221 94	
39. Due on loans in process of completion or to pay assumed mortgages	2,724 14	
40. Other liabilities to the public, viz.:		
41. (*a*) Auditors' fees and valuators' commissions	488 24	
		1,128,272 86
Total actual liabilities.....	....	2,018,758 31

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing		81,817 22
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,721,724 92	
10. (*b*) Debts secured by mortgaged land held for sale	79,481 75	1,801,206 67
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	60,372 45	
15. (*c*) Debts secured by public school debentures	3,360 00	
16. (*d*) Debts secured by loan corporations' debentures	5,040 00	68,772 45
E.—*Cash.*		
31. (*a*) On hand	2,448 39	
32. (*b*) In bank	64,513 58	66,961 97
Total of assets owned beneficially by Corporation		2,018,758 31

Cash Account.

Receipts for the year ending 31st December, 1898.

		Amount carried to earnings, maintenance or contingent account. (Column 1).	Permanent capital, including reserve.	Total. (Column 4).
	I.—Received by the Corporation for its own use.			
Item No.	A.—*Balances from 31st December, 1897.*	$ c.	$ c.	$.
	(*b*) Cash (not already shown under (1)).			
	(i) On hand			8,370 32
	(ii) In bank			40,099 34
	B.—*Sums received wholly or partly on Capital Account.*			
4.	(*a*) Call on joint stock permanent capital		10,852 64	10,852 64
	C.—*Receipts on Account of Investments, Loans or Debts.*			
	(*a*) On mortgages of realty:			
10.	(i) Principal	339,419 11		
11.	(ii) Interest			
	(*b*) On other securities:			
12.	(i) Principal	9,200 25		
13.	(ii) Interest or dividends			348,619 36
	(*c*) Unsecured debts:			
15.	(ii) Interest received from Banks	2,117 17		2,117 17
	F.—*Borrowed Money.*			
26.	(*b*) Borrowed by taking deposits			853,116 04
27.	(*c*) Borrowed on debentures			94,366 66
	G.—*Receipts from other Sources, viz.:*			
30.	(*a*) Sundry receipts			263 98
	Totals			1,357,805 51

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty	189,949 49	
(*b*) Loaned or invested in other securities, viz.:		
2. (i) Debentures	12,922 30	202,871 79
7. (*d*) Incumbrances on realty paid off	3,391 37	3,391 37
B.—*Expenditure on Stock Account.*		
8. Dividends paid on permanent stock. (*Extended into column 1*)	40,513 42	40,513 42
C.—*Borrowed Money (other than foregoing) or interest thereon Paid, viz.:*		
19 (*b*) Deposits: Principal, $882,377.16; interest, $1,864.14	884,241 30	
20. (*c*) Debentures issued in Canada; Principal, $82,292.61; interest, $21,284 15	104,576 76	
21. (*d*) Debentures issued elsewhere: Principal, $29,686.67; interest, $9,440.45	39,127 12	1,027,945 18
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	7,251 48	
26. (*b*) Commission or brokerage	1,147 80	
28. (*d*) Stationery, postage, printing and advertising	773 57	
30. (*f*) Fuel, rent, taxes (other than 7) and rates	1,638 98	
31. (*g*) Travelling expenses. Inspector's salaries	4,682 53	
32. (*h*) Registration Fees	175 00	15,669 36
E.—*Other Expenditures, viz.*		
43. (*a*) Sundries		452 42
F.—*Balance.*		
37. (*a*) Cash on hand	2,448 39	
(*b*) Cash in various banks	64,513 58	66,961 97
Totals		1,357,805 51

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899..	73,433 86
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899..	68,534 00
3. Amount of other existing obligations of the Corporation which will mature in 1899	436,481 38
4 Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.....	.....
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.036 per cent. ; on debentures, 4.09 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6.14 per cent. ; on other securities, 4.01 per cent.	
7. Of the mortgages held by the Corporation, $1,380,121.55 is on realty situate in Ontario, and $341,603.39 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.	.....
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 ; No., 2 ; amount	5,853 20
10. Aggregate market value of the land mortgaged to the Corporation	3,263,549 00
11. How often are the securities held by the Corporation valued ? Yearly or oftener.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Treasurer, $10,000 ; accountant; $5,000 ; teller, $5,000.	
13. When were the accounts of the Corporation last audited ? January 1899.	
14. Names and address of the auditors respectively tor 1898 and 1899 (if appointed) : W. F. Findlay, F.C.A., Wm. Marshall.	

THE LONDON AND CANADIAN LOAN AND AGENCY COMPANY, LIMITED.

Head Office, Toronto, Ontario.

Constating Instruments.

1863 The Company was incorporated in 1863 by special Act of the Province of Canada, 27 V. c. 50, which has from time to time been amended by six special Acts of the Dominion of Canada, viz. :

1872. 35 V. c. 108 (D).
1873. 36 V. c. 107 (D).
1876. 39 V. c. 60 (D).
1879. 42 V. c. 75 (D).
1889. 52 V. c. 93 (D).
1891. 54-5 V. c. 114 (D).

For the lending powers of the Company see 27 V. (1863) c. 50 (Province of Canada), secs. 3 and 4; 35 V. (1872) c. 108 (D), sec. 5; also sec. 6 as amended by 36 V. (1873) c. 107 (D), s. 8; 36 V. (1873) c 107 (D), sec. 9, and 35 V. (1872) c. 108 (D), sec. 7, as amended by 36 V. (1873) c. 107 (D), s. 10. See Statutes of Canada, 1899.

For the borrowing powers of the Company see 27 V. (1863) c. 50 (Province of Canada), s. 5, as amended by 36 V. (1873) c. 107 (D), sec. 1; 35 V. (1872) c. 108 (D), s. 8, as amended by 39 V. c. 50 (D), s. 1; 54-5 V. (1891) c 114 (D), s. 2. (Issue of debenture stock.)

Annual Statement

Of the condition and affairs of The London and Canadian Loan and Agency Company (Limited), of Toronto, Ontario, at the 31st August, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 103 Bay street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at 31st December, 1898, were as follows :

Name of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (Date).	Will end (Date).
GeorgeR.R Cockburn, M.A	President	Toronto, Ont ..	12th October, 1898.	21st February, 1900.
Thomas Long	Vice-President...	" ..	"	"
Casimer S. Gzowski	Director	" ..	"	"
Sir W. P. Howland, C.B., K.C.M.G	Director	" ..	"	"
Donald Mackay	Director	" ..	"	"
Lord Strathcona and Mount Royal	Director	Montreal.....	"	"
Larratt W. Smith, Q.C., D.C.L	Director	Toronto	"	"
Sir Sandford Fleming, K.C. M.G., C.E., LL.D	Director	Ottawa.....	"	"
Thomas R. Wood	Director	Toronto	"	"

A.—Permanent capital stock: Total amount authorized, $5,000,000; total amount subscribed, $5,000,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*—None.

(*b*) *Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Last call made: Date, 1879; rate per cent., 4 per cent.; gross amount, $160,000; amount paid thereon, $160,000.

This call was made on 80,000 shares, making then 14 per cent. paid; the Company subsequently issued 20,000 shares, 14 per cent. paid.

Description.	No. of shares.	Par value.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$ c.	$ c.	$ c.
1. 14% called	100,000	50	5,000,000 00	700,000 00	.....

LIST OF SHAREHOLDERS AS AT 31ST AUGUST, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST AUGUST, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
3. (*b*) Ordinary joint stock capital 14 per cent. called: Total called $700.000; Total paid thereon	700,000 00	
4. (*d*) Dividends declared in respect of (1)	10,500 00	
5. (*e*) Unappropriated profits in respect of (1)	6,932 44	
6. (*f*) Reserve fund in respect of (1)	210,000 00	
7. (*g*) Contingent fund in respect of (1). (Reserve Fund to meet contingencies, etc	94,336 76	
		1,021,769 20
LIABILITIES TO THE PUBLIC.		
29. Debentures issued in Canada	3,000 00	
30. Interest due and accrued on (29)	20 00	
31. Debentures issued elsewhere than in Canada	2,417,759 99	
32. Interest due and accrued on (31)	15,012 39	
35. Debenture stock issued elsewhere than in Canada	486,666 67	
36. Interest due and accrued on (35)	5,760 00	
37. Owing to banks (including interest due or accrued) and agents in Britain	44,360 60	
40. Other liabilities to the public, viz.:		
41. (a) Sundry creditors (outstanding cheques)	16,542 78	
42. (b) Sterling certificates payable at fixed dates	206,493 49	
43. (c) Interest due and accrued on same	666 19	
44. (d) Currency certificates payable at fixed dates	5,500 00	
45. (e) Interest due and accrued on same	42 08	
		3,201,824 19
Total actual liabilities		4,223,593 39

Balance Sheet as at 31st August, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :—		
1. (i) At Winnipeg, Man., held in freehold	45,000 00	
3. (ii) At Toronto, Ont., held in leasehold (building erected by Company)	75,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	32,374 56	
		152,374 56
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	2,772,163 21	
10. (*b*) Debts secured by mortgaged land held for sale	337,543 44	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	115,061 52	
		3,224,768 17
12. (*d*) Of the debts mentioned in items 9, 10 and 11 the sum of $8,279.46 is due by directors or officers of the Corporation. (Not extended)		
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows :*		
22. (*j*) Municipal bonds or debentures owned by Company	349,293 43	
23. (*k*) School Debentures owned by Company	49,252 30	
24. (*l*) Debentures of Corporations owned by Company	12,059 92	
25. (*m*) Debts secured by hypothecation of stocks, etc	396,763 88	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	5,573 18	
		812,942 71
E.—*Cash.*		
32. (*b*) In banks in Canada	30,117 14	
		30,117 14
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Sundry debtors	3,390 81	
		3,390 81
Total of assets owned beneficially by Corporation		4,223,593 39

Cash Account.

Receipts for the year ending 31st August, 1898.

Item No.		Amount carried to earnings, maintenance and contingent account. (Column 3)	Total. (Column 4)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	A.—*Balances from 31st August, 1897.*		
1.	(*b*) Cash (not already shown under (1))..		327 87
2.	(i) On hand, balance due by British agents		24,138 00
3.	(ii) In banks in Ontario and Winnipeg, Man....$28,057 67		
	Less due British bankers..... 3,919 67		
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty :		
10.	(i) Principal		666,882 33
11.	(ii) Interest	163,888 42	163,888 42
	(*d*) On other securities :		
12.	(i) Principal		520,474 53
13.	(ii) Interest or dividends.	33,314 63	33,314 63
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of the foregoing items)		20,543 67
17.	(*b*) Rents		
	F.—*Borrowed Money.*		
27.	(*c*) Borrowed on debentures or certificates payable at fixed dates		649,668 89
29.	(*e*) Borrowed otherwise, viz. : Outstanding cheques (difference between 1897 and 1898)		2,183 90
	Amount due to Company's agents and bankers in Britain		44,360 60
	Totals		2,125,782 84

Cash Account.

Expenditure for the year ending 31st August, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	$ c.	$ c.
I.—Expended on Corporation Account.		
Item No. **A.—*Sums Loaned or Invested on Capital Account.***		
1. (*a*) Loaned on mortgages of realty		351,169 02
(*b*) Loaned or invested in other Securities, viz.:—		
2. (i) Loans on Stocks and Bonds		628,122 11
3. (ii) Debentures purchased		30,526 01
6. (*c*) Real estate taken over during the year		17,536 56
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent Stock. (*Extend into Column 1.*) (including dividend reserved in 1897, $10,500)	42,000 00	42,000 00
C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz.:*—		
21. (*d*) Debentures, etc., issued elsewhere: Principal, $818,126.70; interest, $121,266.24, including interest on Debenture Stock	121,266 24	939,392 94
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries, Toronto and Winnipeg	17,490 39	
Directors' Fees		
26. (*b*) Commission or brokerage	6,272 96	
27. (*c*) Advances to agents, agency charges, British Directors' fees	2,865 04	
28. (*d*) Stationery, postage, printing and advertising, including expenses incidental to annual meeting	3,008 90	
29. (*e*) Law costs	338 40	
30. (*f*) Fuel, rent, taxes (other than in 7), and rates including tax on dividend	1,858 65	
31. (*g*) Travelling expenses	2,039 43	
32. (*h*) Registration Fee Loan Corporations Act	205 00	
		34,078 77
E.—*Other Expenditures, viz.:*		
33. (*a*) Written off Contingent Account		51,240 29
34. (*b*) Paid President and Auditors		1,600 00
F.—*Balance.*		
37.—Cash in various banks in Canada		30,117 14
Totals		2,125,782 84

Miscellaneous Statement for the Year Ending 31st August, 1898.

	$ c.
1. Amount of Debentures, etc., issued by the Corporation in Canada which will mature in year ending August 31st, 1899	
2. Amount of Debentures issued by the Corporation elsewhere which will mature in year ending August 31st, 1899	765,823 00
3. Amount of other existing obligations of the Corporation which will mature in year ending August 31st, 1899	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in year ending 31st August, 1899	601,727 31
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits — ; on debentures, 3.80 per cent.; on debenture stock 4 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5 per cent.; on other securities, 5 per cent.	
7. Of the mortgages held by the Corporation, $2,115,509 is on realty situate in Ontario, and $994,197 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898—written off, $51,240.29; transferred to real estate account, $17,536.56 ; disposed of out of real estate account, $20,543.67.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 : No.. 18 ; amount	71,611 00
10. Aggregate market value of the land mortgaged to the Corporation, about	7,000,000 00
11. How often are the securities held by the Corporation valued ? In the case of doubtful loans, annually or oftener.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Inspector, Toronto, $4,000 ; Accountant, Toronto, $4,000 ; Local Manager, Winnipeg, $4 000 ; Inspector, Winnipeg, $2,000 ; Accountant, Winnipeg, $3,000 ; Assistant Accountant, Toronto, $3,000 ; 4 clerks at $2,000 each ; 2 clerks at $1,000 each.	
13. When were the accounts of the Corporation last audited ? Audited monthly, last complete yearly audit 31st August, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) : David Higgins, Toranto ; J. J. Woodhouse, Toronto.	

THE LONDON AND ONTARIO INVESTMENT COMPANY, LIMITED.

Head Office, Toronto, Ontario.

Constating Instruments.

1876. Incorporated by Special Act of Dominion of Canada, 39 V. c. 62 (D.)

1877. Dominion Act defining borrowing powers and permitting amalgamation with other companies, 40 V. c. 78 (D.)

1883. Dominion Act as to collateral securities to be taken by Company, 46 V. c. 87 (D.)

1886. Dominion Act, 42 V. c. 49, applying to this Company the provisions of the Public General Act, 42 V, c. 49 (D.)

For the lending powers of the Company, see 39 V. c. 62 (D), s. 4, as amended by 40 V. c. 78 (D), secs. 1 and 6 ; also 39 V. c. 62 (D), secs. 6, 7 and 8 ; 40 V. c. 78 (D), s. 4 ; 46 V. c. 87 (D), s. 1.

For the borrowing powers of the Company, see 39 V. c. 62 (D), s. 5, as amended by 40 V. c. 78 (D), s. 2 ; 40 V. c. 78 (D), s. 3.

Annual Statement

Of the condition and affairs of The London and Ontario Investment Company, Limited, of Toronto, Ont., at the 31st December, 1898, and for the eighteen months ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the corporation is at No. 17 Melinda street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. Sir Frank Smith	President	Toronto, Ont	9th Feb'y 1899.	1900.
W. H. Beatty	Vice-President	"	"	"
William Ramsay	Director	Boland Stow, Scotland	"	"
W. B. Hamilton	Director	Toronto	"	"
Arthur B. Lee	Director	"	"	"
Alex. Nairn	Director	"	"	"
Henry Gooderham	Director	"	"	"
Frederick Wyld	Director	"	"	"
John F. Taylor	Director	"	"	"
A. M. Cosby	Manager Secretary	"	1877.	

A. Permanent capital stock: Total amount authorized, $3,000,000; total amount subscribed, $2,750,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*—None.

(*b*).—*Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Last call made: Date, 1st March, 1892, being in respect of a new issue, 2,500 shares at $100; rate per cent., 20; gross amount, $50,000; paid thereon, $50,000.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$	$
2. 20 per cent	27,500	100	2,750,000	550,000	.....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent capital stock or shares.*		
2. (*a*) Ordinary joint stock capital, 20 per cent. called; total called, $550,000; total paid thereon	550,000 00	
4. (*d*) Dividends declared in respect of (2) but not yet paid	16,500 00	
6. (*f*) Reserve fund in respect of (2)	100,000 00	
7. (*g*) Contingent fund in respect of (2)	57,046 87	
		723,546 87
LIABILITIES TO THE PUBLIC.		
29. Debentures issued in Canada	406,541 91	
30. Interest due and accrued on (29)	6,703 44	
31. Debentures issued elsewhere than in Canada	1,569,583 82	
32. Interest due and accrued on (31)	9,473 45	
40. Other liabilities to the public, viz.:		
41. (*a*) Sundry accounts due by the Company	1,562 80	
		1,993,865 42
Total actual liabilities		2,717,412 29

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing		77,666 00
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land, including interest	2,212,209 02	
10. (*b*) Debts secured by mortgaged land held for sale	238,673 00	
11. (*c*) Interest due and accrued on items 9 and 10, but not included therein	76,713 95	2,527,595 97
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	77,830 06	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	9,532 59	
26. (*n*) Interest due or accrued on items 16 and 20 and not included therein	1,296 00	88,658 65
D.—*Unsecured Debts.*		
27. (*a*) Sundry accounts due the Company		823 99
E.—*Cash.*		
31. (*a*) On hand	55 13	
32. (*b*) In banks	21,812 55	21,867 68
F.—*Assets not hereinbefore mentioned.*		
38. (*b*) Office furniture, fixtures and stationery		800 00
Total of assets owned beneficially by Corporation		2,717,412 29

Cash Account.

Receipts for the eighteen months ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	A.—*Balances from 30th June, 1897.*		
	(b) Cash (not already shown under (1)):		
2.	(i) On hand	1,582 75	
3.	(ii) In bank	49,533 38	51,116 13
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(a) On mortgages of realty :—		
10.	(i) Principal	364,962 76	
11.	(ii) Interest	228,254 56	
	(b) On other securities :—		
12.	(i) Principal	60,892 20	
13.	(ii) Interest or dividends	4,467 25	658,576 77
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*		
16.	(a) Sales (not included in any of the foregoing items)	2,465 00	
17.	(b) Rents	3,992 27	6,457 27
	F.—*Borrowed Money.*		
25.	(a) Bank or other advances, discounts or overdrafts	90,281 62	
27.	(c) Borrowed on debentures	123,197 41	213,479 03
	G.—*Receipts from other sources, viz.* :		
30.	(a) Repayment of taxes, insurance and other outlays by mortgagors.	41,680 00	
	(b) Interest received on bank balances	398 29	42,078 29
	Totals		971,707 49

Cash Account.

Expenditure for the eighteen months ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.		
Item No. A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
1. (*a*) Loaned on mortgages of realty	255,341 08	
(*b*) Loaned or invested in other securities: —		
2. (i) City of Toronto debentures	57,849 46	
3. (ii) Permanent shares of the Company	1,058 00	
		314,248 54
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	49,500 00	49,500 00
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.:*		
18. (*b*) Bank account (principal and interest)	91,084 22	
20. (*c*) Debentures issued in Canada: Principal, $153,938.97; Interest, $32,184.84	186,123 81	
21. (*d*) Debentures issued elsewhere: Principal, $173,685.73; interest, $95,040.53	268,726 26	
Interest on debentures (items 20 and 21)		
		545,934 29
D.—*Management Expenses other than foregoing.*		
25. (*a*) Salaries and fees	22,519 63	
26. (*b*) Commission or brokerage	5,999 51	
28. (*d*) Stationery, postage, printing and advertising, and general office expenses	3,546 29	
29. (*c*) Law costs	184 22	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	3,787 49	
31. (*g*) Travelling expenses	1,931 94	
32. (*h*) Registration fees	180 00	
		38,149 08
E.—*Other Expenditures, viz.:*		
33. (*a*) Sundry office expenses	1,359 71	
34. (*b*) Expenses in Britain on debentures	648 19	
		2,007 90
F.—*Balance.*		
37. (*a*) Cash on hand	55 13	
(*b*) Cash in various banks	21,812 55	
		21,867 68
Totals		971,707 49

MISCELLANEOUS STATEMENT FOR THE EIGHTEEN MONTHS ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899.	37,000 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899.	309,561 95
3. Amount of other existing obligations of the Corporation which will mature in 1899, None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 18 months ending 31st December, 1898 on deposits, none; on debentures, 4.057 per cent.; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 18 months ending 31st December, 1898 on mortgages of realty, 5.759 per cent.; on other securities, ...	
7. Of the mortgages held by the Corporation $1,537,007.42 is on realty situate in Ontario, and $914,975 28 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 18 months ending 31st December, 1898	81,091 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 18 months ending 31st December, 1898. No., 56; amount, $155,012.00.	
10. Aggregate market value of the land mortgaged to the Corporation, estimated at $3,640,248.	
11. How often are the securities held by the Corporation valued? Doubtful ones frequently, others when occasion arises.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $7,500; assistant manager, $2,500; inspector, $2,500; cashier, $3,000; 1 clerk, $1,000; at Winnipeg: agent, $7,500; cashier and accountant, $3,000.	
(b) Are the said bonds executed by private sureties or by Guarantee Companies? All by the London Guarantee and Accident Company.	
13. When were the accounts of the Corporation last audited? 6th February, 1899 and December, 31st, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). W. R. Harris and Thos. Hodgetts, Toronto.	

THE METROPOLITAN LOAN AND SAVINGS COMPANY

Head Office, Ottawa, Ont.

Incorporated under The Building Societies Act, Consol. Stat. U. C., chap. 53 by declaration filed with the Clerk of the Peace for the County of Carleton, 1st June, 1870. The original corporate name was The Metropolitan Building and Saving Society, which name was by Order-in-Council of Ontario, 10th February, 1879, changed to The Metropolitan Loan and Savings Company.

The lending and the borrowing powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Metropolitan Loan and Savings Company of Ottawa, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at 110 Wellington street, in the City of Ottawa, in the Province of Ontario.

The Board is constituted of eight directors, holding office for two years

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date.)
H. V. Noel.	President.....	Ottawa, Ont ..	21st January, 1898.	21st January, 1900
John Mather.....	Vice-President...	" ..	" 1897 .	" 1899
Henry N. Bate	Director.....	" ..	" 1897..	" 1899
Newel Bate.....	Director.....	" ..	" 1898..	" 1900
J. R. Allan.....	Director.....	" ..	" 1898..	" 1900
George Hay.....	Director.....	" ..	" 1898..	" 1900
John H. Pinkey	Director.....	" ..	" 1897..	" 1899
A. W. Fleck.....	Director.....	" ..	" 1897..	" 1899
C. R. Cunningham.....	Secretary-Treas..	" ..	.....	....

A. Permanent capital Stock: Total amount authorized, $320,000; total amount subscribed, $320,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the corporation.
	No. of shares.	Par value.	——		
		$	$ c.	$ c.	$ c.
1. Fully called.....	8,000	40	320,000	310,591 93	9,408 07
Totals.....	8,000	40	320,000	310,591 93	9,408 07

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1 (a) Ordinary joint stock capital fully called; Total called, $320,000; total paid thereon.....	310,591 93	
4. (d) Dividends declared in respect of (1) but not yet paid.....	6,211 83	
5. (e) Unappropriated profits in respect of (1)	4,904 04	
6. (f) Reserve fund in respect of (1).....	30,000 00	
		351,707 80
LIABILITIES TO THE PUBLIC.		
27. Deposits..	26,006 86	26,006 86
Total actual liabilities.	....	377,714 66

Balance Sheet as at 31st December, 1898.

		$ c.	$ c
I.—Assets of which the Corporation is the Beneficial Owner.			
	A.—*Immovable Property Owned Beneficially by Corporation*		
1.	(*a*) Office premises situate as follows:		
2	(i) At Ottawa, held in freehold	21,840 00	
7.	(*d*) Furniture	460 00	
			22,300 00
	B.—*Debts Secured by Mortgages of Land.*		
9.	(*a*) Debts (other than item 10) secured by mortgages of land	247,759 73	
10.	(*b*) Debts secured by mortgaged land held for sale	94,335 54	
			342,095 27
20.	(*h*) Debts secured only by permanent stock or shares of the Corporation		5,723 05
	E.—*Cash.*		
32.	(*b*) In bank at Ottawa	7,596 34	
			7,596 34
	Total of assets owned beneficially by Corporation		377,714 66

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
3.	(i) In bank	32,461 73
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	44,579 04
11.	(ii) Interest	15,820 38
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	24,157 87
	Totals	117,019 02

CASH ACCOUNT

Expenditure for the year ending 31st December, 19.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)
	$ c.
I.—EXPENDED ON CORPORATION ACCOUNT.	
A.—*Sums Loaned or Invested on Capital Account.*	
Item No. 1. (*a*) Loaned on mortgages of realty	28,222 58
B.—*Expended on Stock Account.*	
8. Dividends paid on Permanent Stock. (*Extend into Column 1*)	15,529 58
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*	
19. (*b*) Deposits repaid	63,658 76
D.—*Management Expenses (other than foregoing).*	
25. (*a*) Salaries and fees	1,600 00
27. (*c*) Registration fee	60 00
28. (*d*) Stationery, postage, printing and advertising	28 35
29. (*e*) Law costs	17 00
39. (*f*) Fuel, rent, taxes (other than in 7) and rates	291 41
E.—*Other Expenditures, viz.*	
33. (*a*) Sundries	15 00
F.—*Balance.*	
(*b*) Cash in bank	7,596 34
Totals	117 019 02

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½ per cent. ; on debentures, none ; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent. ; on other securities, none.	
7. Of the mortgages held by the Corporation $247,759 73 is on realty situate in Ontario, and none on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 ; No., 2 ; amount, ...	2,500 00
10. Aggregate market value of the land mortgaged to the Corporation.....	280,000 00
11. How often are securities held by the Corporation valued ? Every six months.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Secretary-Treasurer, ...	
13. When were the accounts of the Corporation last audited ? Continuous audit from January, 1898, to January, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), Robert Sinclair and James Lindsay.	

THE MIDLAND LOAN AND SAVINGS COMPANY.

Head Office, Port Hope, Ontario.

Incorporated under the Building Societies Act, Consol. Stat. U. C., Chap. 53, by declaration filed with the Clerk of the Peace for the United Counties of Northumberland and Durham, 5th July, 1872. (Decl. Book II., 127.)

The corporate name was, by Order-in-Council of Ontario, 21st June, 1876, (*Ibid*) changed to the Midland Loan and Savings Company.

The borrowing and the lending powers are governed by the Loan Corporations Act, R S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Midland Loan and Savings Company of Port Hope, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on Walton Street, in the Town of Port Hope, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office	Address.	Term of office.	
			Began (date).	Will end (date).
John Mulligan	President	Port Hope.	4th February, 1879.	6th February, 1899
Henry H. Burnham	Vice-President	"	3rd " 1880.	"
William Quay	Director	"	3rd " 1885.	"
J. W. Clemesha, M.D.	Director	"	4th " 1890.	"
J. H. Helm	Director	"	7th August, 1891.	"
William Henwood	Director	"	7th " 1891.	"
A. W. Pringle	Director	"	7th February, 1893.	"
George M. Furby	Manager / Secretary	"	1st March, 1882.	"

A. Permanent capital stock: total amount authorized, unlimited; total amount subscribed, $560,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a).—*Fixed and permanent capital stock created by virtue of Building Society Acts*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value.	—		
		$	$	$	$
1. Fully called	6,200	50	310,000	310,000	
2. Partly called	5,000	50	250,000	50,000	200,000
Totals	11,200		560,000	360,000	200,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No.	A.—(*Permanent Capital Stock or Shares*).		
2. (a)	Ordinary joint stock capital fully called: total called, $310,000; total paid thereon	310,000 00	
2 (b)	Ordinary joint stock capital 20% called; total called, $50,000; total paid thereon	50,000 00	
4. (d)	Dividends declared in respect of (1) and (2) but not yet paid	11,073 60	
5. (e)	Unappropriated profits in respect of 1 and 2	3,783 06	
6. (f)	Reserve Fund in respect of (1) and (2)	85,000 00	
7. (g)	Contingent Fund in respect of (1), (2)	13,968 23	
			473,824 89
	LIABILITIES TO THE PUBLIC.		
27.	Deposits	364,630 50	
28.	Interest on deposits, due or accrued or capitalized	13,016 18	
29.	Debentures issued in Canada	505,219 71	
30.	Interest due and accrued on (29)	12,619 85	
			895,486 24
	Total actual liabilities		1,369,311 13

Balance Sheet as at 31st December, 1898

Cr

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2 (i) At Port Hope, held in freehold	7,000 00	
5 (*b*) Freehold land (including buildings) other than foregoing foreclosed	25,372 76	32,372 76
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,138,489 15	
10. (*b*) Debts secured by mortgaged land held for sale	39,718 24	
11. (*c*) Interest due and accrued on item 9 and not included therein	51,987 69	1,230,195 08
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
15. (*c*) Debts secured by Public School Debentures	1,522 00	
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	7,204 75	
26. (*n*) Interest due or accrued on items 15 and 20 and not included therein	507 95	9,234 70
D.—*Unsecured Debts*		
27 (*a*) Rents due or accrued on Company's properties		2,027 69
E.—*Cash.*		
31. (*a*) On hand	800 00	
32. (*b*) In bank	94,680 90	95,480 90
Total of assets owned beneficially by Corporation		1,369,311 13

Cash Account

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	$ c.
1.	(*b*) Cash (not already shown under (1*a*)):	
2.	(i) On hand	800 00
3.	(ii) In bank	120,555 44
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty:—	
10.	(i) Principal	169,028 73
11.	(ii) Interest	76,369 61
	(*b*) On other Securities:—	
12.	(i) Principal	2,972 70
13.	(ii) Interest or Dividends	507 95
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
16.	(*a*) Sales	30,791 00
17.	(*b*) Rent	3,744 09
	E.—*Miscellaneous.*	
18	(*a*) Commission, brokerage, insurance premiums, which have been credited to expense account	661 75
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	362,784 16
27.	(*c*) Borrowed on debentures	356,352 59
	Totals	1,124,568 02

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I. Expended on Corporation Account.		
	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty		202,613 09
(*b*) Loaned or invested in other Securities		1,900 00
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into Column 1*)		21,454 45
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*		
19. (*b*) Deposits: Principal		363,943 12
20. (*c*) Debentures issued in Canada: Principal, $395,228.75; Interest, $23,916.35		419,145 10
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and Fees	5,927 46	
26. (*b*) Commission	619 61	
27. (*c*) Taxes on dividends	400 00	
28. (*d*) Stationery, postage, printing and advertising	528 73	
29. (*e*) Law costs	5 00	
30. (*f*) Fuel, Taxes (other than in 7) and rates, etc.	436 93	
31. (*g*) Travelling expenses	416 51	
32. (*h*) Registration fees	155 00	8,489 24
E.—*Other Expenditures, viz.:*		
33. (*a*) Repairs		842 25
34 (*b*) Contingent account written off property sold		10,699 87
F.—*Balance.*		
37. (*a*) Cash on hand	800 00	
(*b*) Cash in various banks	94,680 90	95,480 90
Totals		1,124,568 02

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada, which will mature in 1899	288,714 00
3. Amount of other existing obligations of the Corporation which will mature in 1899, no other obligations exc-pt savings deposits	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.	397,000 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.49 per cent. : on debentures, 3.97 per cent. ; on both, 3.77 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty and on other securities, 5.93 per cent.	
7. Of the mortgages held by the Corporation $1,232,235.03 is on realty situate in Ontario,	
8. Loans written off or transferred to real estate account during 1898, *none*.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 4 ; amount.	10,500 00
10 Aggregate market value of the land mortgaged to the Corporation, $2,250,000.	
11. How often are the securities held by the Corporation valued ? There is a continuous inspection of securities, and special reports made on each case.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Manager, $6,000 ; teller, $3,000 ; ledger keeper, $2,000.	
13. When were the accounts of the Corporation last audited? Audit completed 17th January, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899. Henry White and John D. Smith, Port Hope.	

THE NORTH BRITISH CANADIAN INVESTMENT COMPANY (LIMITED).

Head Office, Glasgow, Scotland.

General Manager for Ontario : James Lendrum Scarth, Toronto.

Attorneys for Ontario to receive service or notice under the Loan Corporations Act. (Power of Attorney dated 31st August, 1897): James Lendrum Scarth, Toronto ; William Barclay McMurrich, Q.C., Toronto, or either of them.

Attorneys for Canada to affix corporate seal used in Canada under *The* (Imp.) *Companies' Seals Act*, 1864, and to execute bills notes, cheques, drafts and other negotiable instruments. (Power of Attorney dated 31st August, 1897). James Lendrum Scarth, Toronto ; William Barclay McMurrich, Q.C., Toronto ; John Speirs Playfair, Toronto, or any two of them.

Constating Instruments.

The Company was incorporated under the (Imperial) Companies' Acts, 1862, 1867, by certificate of incorporation, dated 14th October, 1876, and issued by the Registrar of Joint Stock Companies for Scotland.

The Memorandum of Association, and the Articles of Association (both instruments bearing date 13th October, 1876), were filed in the Joint Stock Companies' Registry Office, Edinburgh, Scotland.

The Company, under the former law, received authority to do business in Ontario by license, bearing date 30th December, 1876, issued under 39 V. c 27, Ontario.

For the lending powers, see Memorandum of Association, section 3 (3).

For the borrowing powers, see Memorandum of Association, section 3 (3); also Articles of Association, Arts. 104, 107-111. As to debenture stock see Art 113.

As to the lending and the borrowing powers in Ontario, see Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The North British Canadian Investment Company (Limited), Glasgow, Scotland, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at 54 West Nile street, in the City of Glasgow, in Scotland.

The chief agency for Ontario is situated at No. 11 Toronto street, in the City of Toronto, in the Province of Ontario.

The Chief Agent and Attorney for Ontario is James Lendrum Scarth, and his address is No. 11 Toronto street, Toronto, in the Province of Ontario.

The Board is constituted of six directors holding office for three years.

The directors and chief executive officers of the Corporation at the 31st December 1898, were as follows :

Names of directors and chief executive officers	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Robert Miller	President	Edinburgh, Scotland	April, 1896	April, 1899.
Peter Sturrock	Director	Kilmarnock, "	" 1898	" 1901.
Hugh Wright	Director	Of Altiery, Wigtonshire	" 1897	" 1900.
Samuel Gunn	Director	Glasgow, Scotland	" 1897	" 1900.
Andrew Rintoul	Director	" "	" 1896	" 1899.
Robert Anderson	Director	" "	" 1898	" 1901.
J. L. Scarth A. Bain	Managers in Canada.	Toronto, Ont. Winnipeg, Man.		
James Muirhead	Secretary	Glasgow, Scotland		

A. Permanent capital stock ; total amount authorized, $2,433,333 33 ; total amount subscribed, $2,433,333 33, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*b*) —*Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	No. of shares.	Par values.	Total amount held.	Total amount paid thereon.	Total amount remaining unpaid on calls.
		£	$ c.	$ c.	$ c.
2. 20 per cent. called	50,000	10	2,433,333 33	486,666 67	None
4. Paid in anticipation of calls	....	.....	...	12,288 34	
Totals	50,000	.....	2,433,333 33	498,955 01	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
2. (*b*) Ordinary Joint Stock Capital, 20 per cent. called: Total called, $486,666.67 ; total paid thereon	486,666 67	
3. (*c*) Joint stock capital paid in advance of calls	12,288 34	
4. (*d*) Dividends declared in respect of (2) or (3), but not yet paid...	7,654 09	
5. (*e*) Unappropriated profits in respect of (2) or (3)	3,171 34	
6. (*f*) Reserve fund in respect of (2) or (3).....	116,800 00	
7. (*g*) Contingent fund in respect of property held for sale..... . .	19,718 98	
		646,299 42
LIABILITIES TO THE PUBLIC.		
27. Deposits....	7,763 32	
28. Interest on deposits, due or accrued or capitalized.....	33 39	
31. Debentures issued elsewhere than in Canada	643,145 49	
32. Interest due or accrued on (31)	3,532 37	
35. Debenture stock issued elsewhere than in Canada	673,892 20	
36. Interest due or accrued on (35).....	4,044 81	
40. Other liabilities to the public, viz.:—		
41. (a) Balance at credit of sundry accounts	5,468 26	
		1,337,879 84
Total actual liabilities		1,984,179 26

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	108,382 62	
6. (*c*) Leasehold land (including buildings) other than foregoing	3,864 36	112,246 98
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,308,745 19	
10. (*b*) Debts secured by mortgaged land held for sale	353,300 10	
11. (*c*) Interest due or accrued on items 9 and 10 and on items 13 to 36 and not included therein	69,904 57	1,731,949 86
12. (*d*) Of the debts mentioned in items 9 and 11 the sum of $4,320 is due by directors or officers of the Corporation. (Not extended.)		
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows.*		
14. (*b*) Debts secured by municipal bonds or debentures	1,600 00	
15. (*c*) Debts secured by public school debentures	3,988 82	
16. (*d*) Debts secured by Loan Company's stock	2,911 80	
22. (*j*) Debts secured by heritable property in Glasgow	26,766 66	
23. (*k*) Debts secured by fen duties	10,950 00	
24. (*l*) Debts secured by Deposit Receipts and Deposits with Colonial Banks less written off for possible loss	19,192 05	65,409 33
E.—*Cash.*		
31. (*a*) On hand		971 35
32. (*b*) In bank		71,074 05
F.—*Assets Not Hereinbefore Mentioned.*		
37. (*a*) Office furniture	343 19	
38. (*b*) Sundries	2,184 50	2,527 69
Total of assets owned beneficially by Corporation		1,984,179 26

Cash Account

Receipts in Ontario only for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balance from 31st December, 1897.*	
2	(i) On hand	1,177 57
3.	(ii) In bank	20,799 22
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	59,287 02
11.	(ii) Interest	23,851 30
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
16.	(*a*) Sales (not included in any of foregoing items)	750 97
17.	(*b*) Rents	1,083 96
	E.—*Miscellaneous.*	
19.	(*b*) Premium or bonus on loans	7 00
	G.—*Receipts from other sources, viz.* :	
30.	(*a*) Sundry amounts received per credit Head Office, Glasgow	2,285 59
	(*b*) Received from Victoria and Winnipeg agencies	87,345 73
	(*c*) Exchange	906 06
	(*d*) Sundries	305 69
	Totals	197,800 11

Cash Account.

Expenditure in Ontario only for the year ending 31st December, 1898.

			Total. (Column 4.)
	I.—Expended on Corporation Account.	$ c.	$ c.
	A.—*Sums Loaned or Invested on Capital Account.*		
Item No.			
1.	(*b*) Loaned or invested in other securities, viz. :		
	(i) Repairs, costs etc., on property mortgaged to the Company..	8,495 32	
	Insurance, taxes, repairs, costs, etc., on property owned by the Corporation	1,132 53	
	Insurances or taxes advanced on property mortgaged to the Corporation	8,058 47	
			17,686 32
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock. (*Extend into column 4*).	490 38	490 38
	D.—*Management Expenses (other than foregoing.)*		
25.	(*a*) Salaries and fees	3,964 16	
26.	(*b*) Commission or brokerage	...	
28.	(*d*) Stationery, postage, printing and advertising, etc	259 00	
29.	(*e*) Law costs	7 20	
30.	(*f*) Rent, taxes (other than in 7) and rates	967 22	
31.	(*g*) Travelling expenses	36 95	
32.	(*h*) Registration fees	182 00	
			5,416 53
	E.—*Other Expenditures, viz.* :		
33.	(*a*) Transmitted to Head Office, Glasgow		136,266 65
34.	(*b*) Sundries		404 05
	F.—*Balance.*		
27.	(*a*) Cash on hand		878 61
	(*b*) Cash in bank		36,657 57
	Totals		197,800 11

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899? None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899.	190,781 44
3. Amount of other existing obligations of the Corporation which will mature in 1899 ...	9,700 96
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	90,923 66
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½ per cent.; on debentures, 3.34 per cent.; on debenture stock, 4½ per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, in Ontario about 6 per cent, ; in Manitoba about 7 per cent. ; on other securities in Ontario, 5¼ per cent.; in Manitoba, about 7 per cent. ; in Glasgow, 3 per cent.	
7. Of the mortgages held by the Corporation $676,691.85 is on realty situate in Ontario, and $985,343.44 is on realty situated elsewhere.	
8. Loans written off or transferred to real estate account during 1898.....	37,872 58
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 13; amount	29,064 45
10. Aggregate market value of the land mortgaged to the Corporation might be estimated at $2,800,000.	
11. How often are securities held by the Corporation valued? At irregular intervals, annually in many cases, in others more frequently if necessary.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed). Moores, Carson and Watson, C.A., Glasgow, Scotland; John Maughan, Toronto; T. W. Fisher, Winnipeg.	

THE NORTH OF SCOTLAND CANADIAN MORTGAGE CO., LIMITED.

Head Office, Aberdeen, Scotland.

Chief agency for Ontario: North of Scotland Chambers, No. 18 King street west, Toronto.

Attorneys and agents to receive service and notice under the Loan Corporations Act. (P. of Atty. 16th June, 1897):—Edmund Boyd Osler, Toronto, and Herbert Carlyle Hammond, Toronto, or either of them.

Agents to affix corporate seal to instruments. (P. of Atty. 5th April, 1897):—Edmund Boyd Osler, Toronto; Henry James Bethune, Toronto; Allen Bristol Aylesworth, Toronto; William John Franks, Toronto, or any two of them.

Constating Instruments.

The Company was incorporated under the (Imp.) Companies Acts 1862 and 1867, as a Joint Stock Company by Memorandum and Articles of Association both dated 14th December, 1875, and registered on the 17th December, 1875, in the office of the Registrar of Joint Stock Companies for Scotland at Edinburgh.

The said articles were amended by special resolutions of the following dates respectively:

(i.) Passed 29th December, 1876; confirmed 13th January, 1877, increasing the capital of the Company to £500,000 in £10 shares.

(ii.) Passed 15th April, 1878; confirmed 30th April, 1878, increasing the capital of the Company to £750,000 in £10 shares; and amending section 8, clause XIII, (remuneration of Directors).

(iii.) Passed 19th August, 1891; confirmed 4th September, 1891, repealing article 27 (respecting transfer book), and substituting new article; also repealing article 52 (respecting general meetings) and substituting new article; also repealing article 82 (7) (respecting power and mode of borrowing); also amending article 83, adding thereto the following provision: "A minute endorsed on the debentures of the Company and signed by the secretary or other officer of the Company duly authorized by the directors for that purpose, shall be sufficient evidence of the terms of renewal of any such debenture."

As to lending and borrowing in Ontario, see the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the North of Scotland Canadian Mortgage Company, Limited, of Aberdeen, Scotland, at the 11th November, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 201 Union street, in the City of Aberdeen, in the County of Aberdeen, Scotland.

The chief agency for Ontario is situated at No. 18 King street west, City of Toronto, in the Province of Ontario.

The chief agents and attorneys for Ontario are Messrs. Osler and Hammond, and their address is 18 King street west, Toronto, in the Province of Ontario.

The Board is constituted of six directors holding office for three years. Two directors who are eligible for re-election retiring each year.

The directors and chief executive officers of the Corporation at the 11th November, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began, date.	Will end, date.
James W. Barclay	Chairman	London, England	26th Dec., 1896	December 1899
John Forbes White	Deputy-Chairman.	Dundee, Scotland	26th Dec., 1896.	" 1899
William Davidson	Director	Blythewood, Inverurie, Scotland	28th Dec., 1897	" 1900
James Milne	Director	Kinaldie, Aberdeen, Scotland	26th Dec., 1895	" 1898
James B. Nicolson	Director	Glenbervie, Kincardineshire, Scotland	26th Dec., 1895	" 1898
Alexander M. Ogston	Director	Ardoe, Aberdeen, Scotland	28th Dec., 1897	" 1900
William Smith	Secretary	201 Union street, Aberdeen, Scotland.		

A. Permanent capital stock: total amount authorized, $3,650,000; total amount subscribed, $3,650,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*

None.

(*b*).—*Fixed and Permanent Capital Stock Created by virtue of Joint Stock Companies Acts or Private Acts*

Description.	No. of Shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		£	£ sterling.	£ sterling.	£ sterling.
2. 20 per cent. called.....	75,000	10	750,000	150,000	....
Totals	.....	.....	.....	.....	.....

LIST OF SHAREHOLDERS AS AT 11TH NOVEMBER, 1898.

(Not printed.)

Balance Sheet as at 11th November, 1898.

Capital and Liabilities.

Dr.

	c.	$ c.
Capital (Liabilities to Stockholders or Shareholders).		
Item. No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital, 20 per cent. called: Total called, $730,000; total paid thereon	730,000 00	
4. (*d*) Dividends declared in respect of (2) but not yet paid	36,500 00	
5. (*e*) Unappropriated profits in respect of (2)	9,126 78	
6. (*f*) Reserve fund in respect of (2)	418,533 33	
Special Reserve Fund incidental to optional redemption of debenture stock	13,447 64	
		1,207,607 75
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A. or B., viz.:*		
24. Unclaimed dividends	315 36	315 36
Liabilities to the Public.		1,207,923 11
31. Deposit receipts and debentures issued elsewhere than in Canada	1,451,079 38	
35. Debenture stock issued elsewhere than in Canada	1,463,119 51	
40. Other liabilities to the public, viz.:		
41. (a) Unclaimed interest, Aberdeen	92 65	
42. (b) Accruing income tax, Aberdeen	6,603 50	
43. (c) Interest accrued, Aberdeen	37 73	2,920,932 77
Total actual liabilities		4,128,855 88

BALANCE SHEET AS AT 11TH NOVEMBER, 1898.

	$ c.	$ c.
I.—ASSETS OF WHICH CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :		
2. (i) At Aberdeen, Scotland, held in freehold	63,266 66	
3. (ii) At Toronto, held in freehold	68,133 33	
		131,399 99
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land (Principal)*	3,673,177 20	
10. (*b*) Debts secured by mortgaged land held for sale (Principal)	26,521 29	
11. (*c*) Interest due or accrued on item 9 only and not included therein	175,843 37	
		3,875,541 86
12. (*d*) Of the debts mentioned in items 9, 10 and 11 the sum of $29,217 55 is due by directors or officers of the Corporation. (Not extended).		
C.—*Debts not above enumerated for which the Corporation holds securities as follows :*		
14. (*b*) Debts secured by municipal bonds or debentures 15. (*c*) Debts secured by public school debentures } and other Bonds	101,061 54	
26. (*d*) Interest due or accrued on items 14 and 15 and not included therein	4,044 52	
		105,106 06
E.—*Cash.*		
31. (*a*) On hand at Aberdeen	117 87	
32. (*b*) In banks	15,943 91	
		16,061 78
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture, Winnipeg	486 66	
38. (*b*) Rent charges paid applicable to next year, Aberdeen	134 53	
39. (*c*) Rent overdue, Toronto	125 00	
		746 19
Total of assets owned beneficially by Corporation		4,128,855 88

*Including insurance premiums owing by mortgagors.

Cash Account

Receipts for the year ending 11th November, 1898, in Ontario only.

		Amount carried to earnings, maintenance or contingent accn't. (Column 1.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	A.—*Balances from 11th November, 1897.*		
Item No. 3.	(ii) In bank		7,442 52
	C.—*Receipts on account of investments, loans or debts.*		
	(a) On mortgages of realty :—		
10.	(i) Principal	231,623 49	
11.	(ii) Interest	105,591 13	
	(b) On other securities :		
12.	(i) Principal	324,703 23	
			661,917 85
	D.—*Receipts from real estate owned beneficially by Corporation.*		
17.	(b) Rents		6,350 80
	B.—*Miscellaneous.*		
19.	(b) Premium or bonus on loan		363 23
	G.—*Receipts from other sources, viz :*		
30.	(a) Received from Home office, Scotland	91,870 31	
	(b) " branch office, Winnipeg	91,282 53	
	(c) Exchange	1,961 77	
			185,114 61
	Totals		861,189 01

Cash Account.

Expenditure for the year ending 11th November, 1898, in Ontario only

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.		
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
Item No.		
1. (*a*) Loaned on mortgages of realty	121,528 05	
(*b*) Loaned or invested in other securities, viz:—		
2. (i) Bonds, etc	324,703 23	446,231 28
D.—*Management Expenses (other than foregoing).*		
25 (*a*) Salaries and fees	8,681 66	
26 (*b*) Commission or brokerage	732 67	
28. (*d*) Stationery, postage, printing and advertising	811 06	
29 (*e*) Law costs	131 86	
30. (*f*) Rent	1,500 00	
31. (*g*) Travelling expenses and Inspectors' salaries	2,844 45	
32. (*h*) Registration fees	205 00	14,906 70
E.—*Other Expenditures, viz.:*		
33. (*a*) Transmitted to Home Office, Scotland	297,716 34	
34. (*b*) " branch office, Manitoba	85,482 68	
35. (*c*) Current expenditure in respect Company's buildings	3,074 46	
36. (*d*) Exchange, $53.93; income tax, $674.90	728 83	387,002 31
F.—*Balance.*		
37. (*b*) Cash in bank		13,048 72
Totals		861,189 01

Miscellaneous Statement for the Year Ending 11th November, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures and deposit receipts issued by the Corporation elsewhere which will mature in 1899	461,880 73
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	359,743 66
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits and debentures, about 3.4 per cent. ; on debenture stock, about 3.9 per cent.	
6. Average rate of interest per annum received by the Corporation as on 11th Nov., 1898, on mortgages of realty and on other securities, 6.59 per cent.	
7. Of the mortgages held by the Corporation $1,702,816.64 is on realty situate in Ontario, and $1,970,360.56 is on realty situate elsewhere	3,673,177 20
8. Loans written off or transferred to real estate account during 1898	7,961 05
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 42 ; amount	41,151 44
11. How often are the securities held by the Corporation valued? Book value made annually, land securities are valued continuously.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? 11th November, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed): William Milne, Chartered Accountant; Messrs. James Meston & Co., Chartered Accountants, Aberdeen, Scotland.	

THE ONTARIO BUILDING AND SAVINGS SOCIETY.

Head Office, Kingston, Ontario.

Incorporated under the Building Societies' Act, Consol. Stat. U. C., chap. 53, by declaration filed with the Clerk of the Peace for the County of Frontenac, on the 26th June, 1874.

The lending and the borrowing powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Ontario Building and Savings Society of Kingston, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 67 Clarence street, in the City of Kingston, in the Province of Ontario.

The Board is constituted of nine directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office	
			Began (date).	Will end (date).
C. V. Price	President	Kingston	16th March, 1898	15th March, 1899.
Edwin Chown	Vice-President	"	"	"
Benjamin W. Folger	Director	"	"	"
James McArthur	"	"	"	"
Richard Waldron	"	"	"	"
Leonard Clements	"	"	"	"
B. M. Britton, Q.C., M.P.	"	"	"	"
I. A. Breck	"	"	"	"
Nathan F. Dupuis	"	"	"	"
James McArthur	Manager / Secretary	"	17th July, 1874	

A. Permanent capital stock total amount authorized, $250,000; total amount subscribed, $250,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$	$
1. Fully paid	5,000	50	250,000	250,000	....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
A.—*Permanent Capital Stock or Shares.*		
Item No.		
1. (*a*) Ordinary joint stock capital fully called: total called, $250,000; total paid thereon	250,000 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid	6,368 75	
7. (*g*) Contingent fund in respect of (1)	11,737 15	
		268,105 90
LIABILITIES TO THE PUBLIC.		
27. Deposits	200,731 29	
28. Interest on deposits, due, or accrued or capitalized (included in 27).	....	
		200,731 29
Total actual liabilities	....	468,837 19

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
1.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable property owned beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	4,671 95	4,671 95
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	323,657 26	
10. (*b*) Debts secured by mortgaged land held for sale	20,443 68	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	8,916 40	353,017 34
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures	2,173 95	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation.	11,410 31	
22. (*j*) Debts secured by other debentures	14,189 70	
23. (*k*) " " "	21,000 00	
26 (*n*) Interest due or accrued on items 14 to 25 and not included therein	317 52	49,091 48
E.—*Cash.*		
31. (*a*) On hand	59 31	
32. (*b*) In bank	33,963 94	34,023 25
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) City of Kingston debentures	26,876 67	
38. (*b*) Township of Hinchinbrook debentures	50 00	
39. (*c*) Accrued interest on funds in bank	140 47	
40. (*d*) Rents not at present collectable, taxes, insurance premiums, etc	879 46	
41. (*e*) Office furniture	86 57	
		28,033 17
Total of assets owned beneficially by Corporation		468,837 19

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.
A.—*Balances from the 31st December, 1897.*		
Item No.		
(i) On hand		86 81
3. (ii) In bank		42,252 68
(iii) Bank interest		1,493 38
C.—*Receipts on account of investments, loans or debts.*		
(*a*) On mortgages of realty :—		
10. (i) Principal	36,639 47	
11. (ii) Interest		
(*b*) On other securities :—		
12. (i) Principal	12,151 77	
13. (ii) Interest or dividends		48,791
F.—*Borrowed Money.*		
26. (*b*) Borrowed by taking deposits		303,204 20
G.—*Receipts from other sources, viz.:*		
30. (*a*) Transfer fees	6 00	6 00
(*b*) Deposit withdrawn from Loan Co.	13,066 02	13,066 02
Totals		408,900 33

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total Column 4.
I.—Expended on Corporation Account.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty		28,075 91
(*b*) Loaned or invested in other securities, viz.:		
(ii) On stock		3,286 36
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent Stock. (*Extend into Column 1*)	12,442 50	12,442 50
C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz.:*		
19. (*b*) Deposits: Principal and Interest		328,288 23
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	1,906 00	
26. (*b*) Commission or Brokerage	84 75	
27. (*c*) Law costs	9 25	
28. (*d*) Stationery, Postage, Printing and Advertising	96 48	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	575 15	
31. (*g*) Travelling expenses	4 75	
32. (*h*) Registration fees	55 00	
Sundries not specified above	14 70	2,746 08
Other expenditures, viz:		
33. (*a*) Insurance premiums		38 00
F.—*Balance.*		
37. (*a*) Cash on hand		59 31
(*b*) Cash in various banks		33,963 94
Totals		408,900 33

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899 None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899? None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. One debenture.....	50 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3%; on debentures, none; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5 to 6 %; on other securities, 4 to 6 %.	
7. Of the mortgages held by the Corporation, all are on realty situate in Ontario	
8. Loans written off or transferred to real estate account during 1898	5,426 19
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No, 1; amount.....	7,301 42
10. Aggregate market value of the land mortgaged to the Corporation	520,600 00
11. How often are the securities held by the Corporation valued? From time to time as occasion arises.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager and Secretary-Treasurer, $2,000; Accountant, $1.500.	
(*b*) Private securities	
13. When were the accounts of the Corporation last audited? 17th February, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed)? Joseph E. Clark and Wm. Neish, Kingston, Ont.	

THE ONTARIO LOAN AND DEBENTURE COMPANY.

Head Office, London, Ontario.

Incorporated under Building Societies Act, R. S. O. 1877, c. 164, by declaration filed in the Office of the Clerk ofthe Peace for the County of Middlesex, 26th September, 1879. The original corporate name was The Ontario Savings and Investment Society.

By Order in Council of Ontario, dated 4th October, 1879, and also by Order in Council of Canada, dated 29th October, 1879, the corporate name was changed to The Ontario Loan and Debenture Company.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Ontario Loan and Debenture Company of London, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 139 Dundas street, in the City of London, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John McClary	President	London, Ont.	19th February, 1898	8th February, 1899.
Arthur S. Emery	Vice-President	"	"	"
Wm. Bowman	Director	"	"	"
Wm. McDonough	Director	"	"	"
Wm. A. Gunn	Director	"	"	"
Wm. F. Bullen	Manager and Secretary-Treasurer.	"	14th July, 1871	

A. Permanent capital stock : total amount authorized, not limited; total amount subscribed $2,000,000, as more particularly set out in Schedule A. hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st Dec., 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	——		
		$	$	$	$
1. Fully called	20,000	50	1,000,000	1,000,000	... .
2. Partly called, 20 per cent	20,000	50	1,000,000	200,000	800,000
Totals.....	40,000		2,000,000	1,200,000	800,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : Total called $1,000,000; total paid thereon.....	1,000,000 00	
2. (*b*) Ordinary joint stock capital, 20 per cent. called: Total called $200,000; total paid thereon.....	200,000 00	
4. (*d*) Dividends declared in respect of (1) and (2), but not yet paid.....	39,000 00	
5. (*e*) Unappropriated profits in respect of (1) and (2).....	442 05	
6. (*f*) Reserve fund in respect of (1) and (2)	490,000 00	
		1,729,442 05
LIABILITIES TO THE PUBLIC.		
27. Deposits, including interest.....	540,295 01	
29. Debentures issued in Canada	238,078 00	
30. Interest due and accrued on (29)	3,670 10	
31. Debentures issued elsewhere than in Canada.....	1,218,012 21	
32. Interest due and accrued on (31).....	11,155 84	
		2,011,211 16
Total actual liabilities.....	. ...	3,740,653

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :		
2. (i) At London, Ont., held in freehold	40,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	24,300 00	64,300 00
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	3,181,577 65	
10. (*b*) Debts secured by mortgaged land held for sale	101,187 95	3,282,765 60
C.—*Debts not above enumerated for which the Corporation holds Securities as follows :*		
14. (*a*) Debts secured by Municipal Bonds or Debentures	92,801 03	
16. (*d*) Debts secured by Loan Corporations' Debentures	28,284 17	
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	36,695 53	157,780 73
E.—*Cash.*		
32. (*b*) In banks	235,806 88	235,806 88
Total of assets owned beneficially by Corporation		3,740,653 21

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total (Column 4).
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
	(b) Cash, not already shown under (1) :—	
3.	(ii) In bank	381,387 71
	C.—*Receipts on account of investments, loans or debts.*	
	(a) On mortgages of realty :—	
10.	(i) Principal	743,819 59
11.	(ii) Interest	
	(b) On other securities :—	
12.	(i) Principal	39,632 13
13.	(ii) Interest or dividends	
	D.—*Receipts from real estate owned beneficially by Company.*	
16.	(b) Rents	3,749 03
	F.—*Borrowed money.*	
26.	(b) Borrowed by taking deposits	530,707 55
27.	(c) Borrowed on debentures	123,235 34
	Totals	1,822,531 35

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty		434,774 72
(*b*) Loaned or invested in other securities, viz. : —		
2. (i) Loans secured by stock		6,180 00
3. (ii) Loans secured by Company's debentures		20,000 00
(iii) Loans secured by municipal debentures		70,404 67
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into column 1*)	78,000 00	78,000 00
C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:*		
19. (*b*) Deposits : Principal, $548,830 82 and interest, $17,184.87		566,015 69
20. (*c*) Debentures issued and payable in Canada : Principal, $42,100 ; interest, $9,182.95		51,282 95
21. (*d*) Debentures issued in Canada and payable elsewhere : Principal, $285,502.98 ; interest, $49,945.34		335,448 32
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees		13,432 50
26. (*b*) Commission or brokerage		3,436 65
28. (*d*) Stationery, postage, printing and advertising		2,482 48
30. (*f*) Fuel, rent, taxes (other than in 7) and rates		3,505 69
31. (*g*) Travelling expenses, etc		1,560 80
32. (*h*) Registration fees		200 00
F.—*Balance.*		
(*b*) Cash in bank		235,806 88
Totals		1,822,531 35

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899	312,261 27
2. Amount of Debentures issued by the Corporation in Canada which will mature in 1899. All debentures issued by the Company are issued in Canada.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	802,103 20
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.18%; on debentures, 3.74%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.5%; on other securities, 4.24%.	
7. Of the mortgages held by the Corporation $3,126,698.92 is on realty situate in Ontario, and $54,878.73 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898. Amount written off loans during 1898	13,019 52
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No., 16; amount	61,728 00
10. Aggregate market value of the land mortgaged to the Corporation, $6,438,000.	
11. How often are the securities held by the Corporation valued? Half-yearly or oftener, if required.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000; inspector, $2,000; asst inspector, $2,000; accountant, $5.000; teller, $5,000; clerk, $2,000; clerk, $2,000; clerk, $1,000; clerk, $1,000; clerk, $1,000.	
13. When were the accounts of the Corporation last audited? Audited monthly; last audit January 18, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). Geo. F. Jewell, F.C.A., London, Ont.; A. M. Smart, London, Ont.	

THE ONTARIO LOAN AND SAVINGS COMPANY.

Head Office, Oshawa, Ont.

Incorporated under the Building Societies Acts, Consol. Stat. U. C. chap. 53, by declaration filed with the Clerk of the Peace for the County of Ontario on 12th February, 1873.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Ontario Loan and Savings Company of Oshawa, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is in the Town of Oshawa, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
W. F. Cowan	President	Oshawa	15th February, 1899.	15th February, 1900.
W. F. Allen	Vice-President	Bowmanville	" "	" "
John Cowan	Director	Oshawa	" "	" "
R. S. Hamlin	Director	"	" "	" "
Thomas Paterson	Director	Bowmanville	" "	" "
Wm. Brien	Director	Trillick, Ireland	" "	" "
Jas. A. Gibson	Director	Oshawa	" "	" "
T. H. McMillan	Manager / Secretary	"	" "	" "

A. Permanent capital stock: Total amount authorized, $300,000; total amount subscribed, $300,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation
	No. of shares.	Par value.	——		
		$	$ c.	$ c.	$ c.
Fully called	6,000	50 00	300,000 00	299,430 53	569 47

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES OF STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary capital fully called: Total called, $300,000; Total paid thereon	299,430 53	
6. (*f*) Reserve fund in respect of (1)	75,000 00	
7. (*g*) Contingent fund in respect of (1)	24,000 00	
		398,430 53
LIABILITIES TO THE PUBLIC.		
27. Deposits.....	245,702 00	
29. Debentures issued in Canada..	254,900 00	500,602 10
Total actual liabilities.....	.....	899,032 63

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :—		
2. (i) At Oshawa, held in freehold	11,000 00	
5. (*b*) Freehold land (including buildings) other than foregoing	42,000 00	
		53,000 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	709,532 59	
10. (*b*) Debts secured by mortgaged land held for sale	38,000 00	
		747,532 5
C.—*Debts not above enumerated for which the Corporation holds Securities as follows :*		
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation		5,876 87
E.—*Cash.*		
31. (*a*) On hand	763 79	
32. (*b*) In banks	67,829 65	
		68,593 44
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	400 00	
38. (*b*) 88 shares Western Bank Stock "held in trust but owned by Co'y."	10,589 33	
39. (*c*) 218 shares Ontario Loan and Savings Co. Stock "held in trust but owned by Co'y."	13,040 40	
		24,029 73
Total of assets owned beneficially by Corporation		899,032 63

Cash Account.

Receipts for the year ending 31st December, 19

		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.
	A.—*Balances from 31st December, 1897.*	
Item No.		
	(*a*) Balance	9,162 99
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :	
10.	(i) Principal	97,627 94
11.	(ii) Interest	36,157 33
	(*b*) On other securities :	
13.	(ii) Interest or dividends	757 10
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
17.	(*b*) Rents, etc	2,375 71
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	242,369 73
27.	(*c*) Borrowed on debentures	192,000 00
	Totals	580,450 80

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898

Item No.			Total. (Column 4.)
	I.—EXPENDED ON CORPORATION ACCOUNT.		
	A.—*Sums Loaned or Invested on Capital Account.*		$ c.
1.	(*a*) Loaned on mortgages of realty		69,596
	(*b*) Loaned or invested in other Securities		5,000 00
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock		17,965 80
	C.—*Borrowed Money (other than foregoing) or Interest Thereon paid, viz.:*		
19.	(*b*) Deposits: Principal, $262,070.73; interest, $8,831.38		270,902 11
20.	(*c*) Debentures issued in Canada: Principal, $182,000; interest, $10,700.00		192,700 00
	D.—*Management Expenses (other than foregoing):*		
25.	(*a*) Salaries and fees		4,730 00
26.	(*b*) Commission or brokerage		200 00
28.	(*d*) Stationery, postage, printing and advertising		200 00
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates		457 89
32.	(*h*) Registration fees		105 00
	F.—*Balance.*		
37.	(*a*) Cash on hand	763 79	
	(*b*) Cash in various banks	17,829 65	18,593 44
	Totals		580,450 80

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899.....	2,000 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899? None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. Deposits only.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1898, about	45,000 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, about 3½ per cent.; on debentures, about 4⅜ per cent.; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, about 5 per cent.; on other securities, 6 to 6¼ per cent.	
7. Of the mortgages held by the Corporation $709,532.59 is on realty situate in Ontario, and $.....is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No. 5; amount.....	18,900 00
10. Aggregate market value of the land mortgaged to the Corporation, $2,000,000 about.	
11. How often are the securities held by the Corporation valued? Once a year.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Accountant, $3,000; teller, $2,500.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899: J. P. Owens and P. H. Punshon, Oshawa.	

THE OXFORD PERMANENT LOAN AND SAVINGS SOCIETY.

Head Office, Woodstock, Ontario.

Incorporated under the Building Societies' Act, Consol. Stat. U. C., chapter 53, by declaration filed with the Clerk of the Peace for the County of Oxford, on the 27th October, 1865. (Decl. Book I, 25.) The original corporate name was "The Oxford Permanent Building and Savings Society."

By Order in Council of Ontario, dated 23rd September, 1878, the corporate name was changed to The Oxford Permanent Loan and Savings Society.

The borrowing and the lending powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Oxford Permanent Loan and Savings Society of Woodstock, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 388 Dundas street, in the Town of Woodstock, in the Province of Ontario.

The Board is constituted of eight directors holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
H. P. Brown	President	Woodstock	24th February, 1898	22nd February, 1900
John White	Vice-President	"	24th " 1898	22nd " 1900
Judge Finkle	Director	"	24th " 1898	22nd " 1900
William Dease	Director	"	24th " 1898	22nd " 1900
William Grey	Director	"	25th " 1897	23rd " 1899
T. H. Parker	Director	"	25th " 1897	23rd " 1899
James White	Director	"	25th " 1897	23rd " 1899
M. Douglas	Managing Director	"	25th " 1897	23rd " 1896
Charles L. Beard	Secretary-Treas.	"	Organization of Society.	

A. Permanent capital stock: total amount authorized, $270,000; total amount subscribed, $270,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value.			
		$	$ c.	$ c.	$ c.
1. Fully called	4,684	50	234,200 00	234,200 00	
2. Partly called, 20 per cent	716	50	35,800 00	7,160 00	28,640 00
Totals	5,400		270,000 00	241,360 00	28,640 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called; total called, $234,200; total paid thereon	234,200 00	
2. (b) Ordinary joint stock capital 20 per cent. called: total called, $7,160; total paid thereon	7,160 00	
4. (d) Dividends declared in respect of (1) and (2), but not yet paid	7,281 13	
6. (f) Reserve fund in respect of (1) and (2)	30,000 00	
7. (g) Contingent fund in respect of (1) and (2)	500 00	
		279,141 13
LIABILITIES TO THE PUBLIC.		
27. Deposits	222,735 10	
28. Interest on deposits capitalized during the year, $7,504.65		
29. Debentures issued in Canada	126,200 00	
30. Interest due and accrued or capitalized on (29)	5,194 10	
40. Other liabilities to the public, viz.:—		
41. (a) current accounts	150 00	
		354,279 20
Total actual liabilities		633,420 33

BALANCE SHEET AS AT 31ST DECEMBER, 1898

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:—		
2. (i) At Woodstock, held in freehold	7,500 00	7,500 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	514,681 86	
10. (*b*) Debts secured by mortgaged land held for sale	20,431 68	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein, principally accrued	21,346 42	556,459 96
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
16. (*d*) Debts secured by Loan Corporations' debentures	40,250 00	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	7,605 00	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	534 63	48,389 63
E.—*Cash.*		
31. (*a*) On hand	1,523 19	
32. (*b*) In bank	19,191 13	20,714 32
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	100 00	
38. (*b*) Rents office building, due and accrued	256 42	356 42
Total of assets owned beneficially by Corporation		633,420 33

Cash Account.

Receipts for the year ending 31st December, 1898.

			Permanent capital including reserve. (Column 3.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
Item No.	A.—*Balance from 31st December, 1897.*			
	(*b*) Cash, not already shown under (1) :—			
2.	(i) On hand	1,894 26		
3.	(ii) In bank	25,547 55		27,441 81
	B.—*Sums received wholly or partly on Capital Stock.*			
4.	(*a*) Calls on joint stock permanent capital		1,250 66	1,250 66
	C.—*Receipts on account of investments, loans or debts.*			
	(*a*) On mortgages of realty :—			
10.	(i) Principal	48,001 35		
11.	(ii) Interest	28,685 47		
	(iii) Instalments	2,128 20		
	(iv) Rents carried to mortgage account	1,019 68		
	(*b*) On other securities :			
12.	(i) Principal, stock and debenture loans	1,776 30		
13.	(ii) Interest or dividends	903 88		82,514 88
	D.—*Receipts from real estate owned beneficially by Corporation.*			
17.	(*b*) Rents	451 25		451 25
	E.—*Miscellaneous.*			
18.	(*a*) Commission, brokerage (or remuneration as corporate agent, trustee, etc)	300 00		300 00
	F.—*Borrowed Money.*			
25.	(*b*) Borrowed by taking deposits	287,706 20		
27.	(*c*) Borrowed on debentures	46,510 00		334,216 20
	G.—*Receipts from other sources, viz.* :			
30.	(*a*) Bank and sundry interest	787 11		
	(*b*) Insurance	1,353 87		
	(*c*) Sundry receipts pertaining to mortgaged property	455 21		2,599 19
	Totals			448,773 99

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty	74,282 80	
(*b*) Loaned or invested in other securities, viz. :		
2. (i) On fully paid stock of this Corporation	3,320 50	
3. (ii) On Company's debentures	400 00	
(iii) Loan Company's debentures purchased	30,000 00	
(*c*) Insurances or taxes advanced on property mortgaged to the Corporation	1,611 30	109,614 60
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	14,419 88	14,419 88
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.* :		
18. (*a*) Bank account, (principal and interest)	1 52	
19. (*b*) Deposits : Principal, $296,145.39 ; interest, $118.89.	296,264 28	
20. (*c*) Debentures issued in Canada : interest, $3,233.96	3,233 96	299,499 76
D.—*Management Expenses (other than foregoing.)*		
25. (*a*) Salaries and fees	2,264 00	
26. (*b*) Commission or brokerage	28 64	
28. (*d*) Stationery, postage, printing and advertising	294 38	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	404 20	
32. (*h*) Registration fees	105 00	3,096 22
E.—*Other Expenditures, viz.* :		
33. (*a*) Office furniture	9 00	
34. (*b*) Interest on mortgages purchased	29 24	
25. (*c*) Sundry payments pertaining to mortgaged premises	1,390 97	1,429 21
F.—*Balance.*		
37. (*a*) Cash on hand		1,523 19
(*b*) Cash in bank		19,191 13
Totals		448,773 99

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899 ..	19,750 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	52,895 06
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.50 %; on debentures, 4.40 %.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.953 per cent.; on other securities, 5.149 per cent.	
7. Of the mortgages held by the Corporation $556,459 96 is on realty situate in Ontario, and none is on realty situate elsewhere.	
8. Loans written off.....	938 94
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No. 3; amount	15,871 18
10. Aggregate market value of the land mortgaged to the Corporation.....	945,205 00
11. How often are the securities held by the Corporation valued? Half-yearly by the Manager, yearly by the Directors.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Treasurer $500.00 in addition to $1,000 of stock fully paid up.	
13. When were the accounts of the Corporation last audited? January, 1899.	
14. Names and address of the auditors respectively for 1898? George White and W. H. Van Ingen, Woodstock, Ont.	

THE PEOPLES' LOAN AND DEPOSIT COMPANY.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies Act (Consol. Stat. U. C., chap. 53) by declaration filed with the Clerk of the Peace for the County of York, 18th February, 1875.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O., 1897, c. 205.

Annual Statement

Of the condition and affairs of the Peoples' Loan and Deposit Company, of Toronto, at the 31st December, 1898, and for the year ending on that day.

The head office of the corporation is at No. 41 Adelaide street east, in the City of Toronto, in the Province of Ontario.

The Board is constituted of six directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. J. C. Aikins	President	Toronto	14th Feb'y., 1898	13th Feb'y., 1899.
Dr. James Carlyle	Vice-President	"	"	"
John Aikins	Director	Brampton	"	"
Dr. J. C. Patton	"	Toronto	"	"
Bernard Saunders	"	"	"	"
Ferguson J. Dunbar	"	"	"	"
Samuel W. Black.	Manager / Secretary	"	4th Sept., 1895	

A. Permanent capital stock: Total amount authorized, $600,000; total amount subscribed, $600,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

a.—Fixed and Permanent Capital Stock created by virtue of Building Societies Acts —

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the corporation.
	No. of shares.	Par value of shares.	——		
		$	$	$	$
1. Fully called	12,000	50	600,000	600,000	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898

Capital and Liabilities.

CR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A. - *Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called: Total called, $600,000; total paid thereon	600,000 00	
7. (g) Contingent fund in respect of (1)	22,817 00	
		622,817 00
LIABILITIES TO THE PUBLIC.		
27. Deposits	85,309 25	
29. Debentures issued in Canada.	*214,588 38	
30. Interest due and accrued on (29)	2,304 55	
31. Debentures issued elsewhere than in Canada	1,216 66	
32. Interest due and accrued on (31)	7 06	
37. Owing to banks (including interest due or accrued)	541 85	
40 Other liabilities to the public, viz.:		
41. (a) Borrowed on mortgages	31,500 00	
42. (b) Interest on mortgages	825 86	
		336,293 61
Total actual liabilities		959,110 61
CONTINGENT LIABILITIES.		
48. Money for which the Corporation is contingently liable, viz.:		
49. (a) Principal guaranteed, mortgages sold and guaranteed	7,750 00	
Total contingent liabilities		7,750 00
Gross total liabilities, actual and contingent		966,860 61

* Mortgages given as collateral for $156.400.

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than (1)	114,385 09	114,385 09
B.—*Debts secured by Mortgages on Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	621,906 37	
10. (*b*) Debts secured by mortgaged land held for sale	210,627 94	832,534 31
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	10,483 97	10,483 97
D.—*Unsecured Debts.*		
27. (*a*) Notes	250 00	250 00
E.—*Cash.*		
31. (*a*) On hand	639 23	
32. (*b*) In bank	91 31	730 54
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Furniture and fixtures	450 00	
38. (*b*) Sundry accounts	276 70	726 70
Total of assets owned beneficially by Corporation		959,110 61
II.—ASSETS NOT OWNED BENEFICIALLY BY CORPORATION BUT FOR WHICH THE CORPORATION IS ACCOUNTABLE.		
A.—*As Guarantor.*		
(*a*) Mortgage securities:—		
43. (i) Principal	7,750 00	
Total of Assets II		7,750 00
Gross total of Assets I. and II		966,860 61

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.
	A.—Balances from 31st December, 1897.	
	(*b*) Cash (not already shown under (1)).	
	(i) On hand	1,178 36
3.	(ii) In bank	120 56
	C.—Receipts on Account of Investments, Loans or Debts.	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	61,959 27
11.	(ii) Interest	42,147 88
	(*b*) On other securities :—	
13.	(ii) Interest or dividends	65 70
	D.—Receipts from Real Estate Owned Beneficially by Corporation.	
16.	(*a*) Sales (not included in any of foregoing items)	1,611 65
17.	(*b*) Rents	6,475 46
	F.—Borrowed Money.	
25.	(*a*) Bank or other advances, discounts or overdrafts	541 85
26.	(*b*) Borrowed by taking deposits	130,689 41
27.	(*c*) Borrowed on debentures	56,431 90
29	(*d*) Borrowed otherwise, viz. :—On mortgages	4,000 00
	Totals	305,222 04

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*	
Item No. 1. (*a*) Loaned on mortgages of realty (including item 7 (*c*) if no separate account therefor)	49,563 34
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz :—*	
18. (*a*) Bank account	6,771 31
19. (*b*) Deposits : Principal, ; Interest	156,022 74
20. (*c*) Debentures issued in Canada : Principal, $71,001.90 ; Interest, $11,604.32	82,606 22
21. (*d*) Debentures issued elsewhere : Principal, $1,460.00 ; Interest, $77.87	1,537 87
D. *Management Expenses (other than foregoing).*	
25. (*a*) Salaries and Fees	4,600 00
26. (*b*) Commission or Brokerage	38 99
28. (*d*) Stationery, Postage, Printing and Advertising	916 77
29. (*e*) Law costs	251 45
30. (*f*) Fuel, Rent, Taxes (other than in 7) rates and registration fee	351 00
31. (*g*) Travelling Expenses	41 80
32. (*h*) Registration Fees	155 00
E. *Other Expenditures, viz.:*	
33. (*a*) Repaid borrowed money	500 00
34. (b) Interest	786 00
35. (*c*) Settlement of suit	225 00
36. (*d*) Sundry accounts	124 01
F.—*Balance.*	
27. (*a*) Cash on hand	639 23
(*b*) Cash in bank	91 31
Totals	305,222 04

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	89,656 48
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899	1,216 66
3. Amount of other existing obligations of the Corporation which will mature in 1899 ..	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	11,055 32
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.788 per cent. ; on debentures, 4.905.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty about 5.06 per cent. on other securities, 5.22 per cent.	
7. Of the mortgages held by the Corporation $828,501.65 is on realty situate in Ontario, and $4,032.66 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898, including taxes, repairs, insurance, etc., charged to profit and loss	56,418 59
10. Aggregate market value of the land mortgaged to the Corporation, estimated	1,222,350 00
11. How often are the securities held by the Corporation valued? Yearly.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $8,000 ; cashier, $5,000 ; collector, $2,000.	
(*b*) Are the said bonds executed by private sureties or by Guarantee Companies? $13,000 by Guarantee Company and $2,000 by private sureties.	
13. When were the accounts of the Corporation last audited ? Up to 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 ? Robert Sewell, Toronto ; Edward B, Freeland, Toronto.	

THE REAL ESTATE LOAN COMPANY OF CANADA, LIMITED.

Head Office, Toronto, Ontario.

Constating Instruments.

Incorporated under the Building Societies' Act, (Consol. Stat. U C. c. 53) by declaration filed with the Clerk of the Peace for the County of York, 17th September, 1879, with the corporate name of the Real Estate Loan and Debenture Company.—Decl. Book II. s. 57.

Letters Patent of Canada (6th April, 1883) incorporating the Company under the Canada Joint Stock Companies' Act, 1877, with the corporate name of the Real Estate Loan Company of Canada, Limited.—Lib. 85, folio 282, Office of the Registrar-General of Canada. The capital authorized by this instrument was "$2,000,000, being the capital of the said the Real Estate Loan and Debenture Company, with the same powers throughout Canada as are now possessed by the said the Real Estate Loan and Debenture Company, and for the same purposes or objects, subject always to the provisions of the said last mentioned Act [Canada J. S. Co.'s Act 1877] and with all such further powers, purposes and objects as are conferred upon loan companies incorpcrated under the provisions of the said last mentioned Act."

1884. Act of the Dominion of Canada, 47 V. c. 101 (D), respecting sale of assets.

Supplementary Letters Patent of Canada (20th June, 1892) reciting By-law No. 62 of the Company, and (as therein provided) reducing the capital stock from $2,000,000 to $1,600,000."

Annual Statement

Of the condition and affairs of the Real Estate Loan Company of Canada, Limited, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 2 Toronto street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John Smart	President	Port Hope	2nd February, 1897	1st February, 1899.
William Cook	Vice-President	Toronto	"	"
M. H. Aikins, M.D	Director	Burnhamthorpe	"	"
G. M. Rea	Director	Toronto	17th Nov., 1898	" 1899.
Rev. R. C. Moffatt, D.D.	Director	"	2nd February, 1898	" 1899.
Benjamin Morton	Manager	"		

A. Permanent capital stock: Total amount authorized, $1,800,000; total amount subscribed, $578,840, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or private Acts.

Last call made: Date, 31st December, 1882; Rate per cent., 10; Gross amount, $25,640; Amount paid thereon, $25,640.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining uncalled.
		$	$	$	$
1. Fully called	8,061	40	322,440	322,440	
2. 20 per cent. called	6,410	40	256,400	51,280	
Totals	14,471		578,840	373,720	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
A.—*Permanent Capital Stock or Shares.*		
Item No.		
1. (*a*) Ordinary joint stock capital fully called; Total called, $322,440; total paid thereon	322,440 00	
2. (*b*) Ordinary joint stock capital, 20 per cent. called: Total called, $51,280; total paid thereon	51,280 00	
4. (*d*) Dividends declared in respect of (1) and (2) but not yet paid	7,812 48	
5. (*e*) Unappropriated profits in respect of (1) and (2)	3,395 84	
6. (*f*) Reserve Fund in respect of (1) and 2)	50,000 00	
7. (*g*) Contingent fund in respect of (1) and (2)	5,000 00	
		439,928 32
LIABILITIES TO THE PUBLIC.		
29. Debentures issued in Canada	33,431 50	
30. Interest due and accrued on (29)	314 11	
31. Open account with solicitors	257 33	
		34,002 94
Total actual liabilities		473,931 26

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	65,008 98	65,008 98
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	319,415 10	
10. (*b*) Debts secured by mortgaged land held for sale	26,252 06	345,667 16
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows.*		
14. (*b*) Debts secured by municipal bonds or debentures	36,124 06	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation.	183 86	36,307 92
E.—*Cash.*		
32. (*b*) In bank		26,847 20
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture		100 00
Total of assets owned beneficially by Corporation		473,931 26

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
	(*b*) Cash (not already shown under (1)):—	
3.	(ii) In bank	12,153 60
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	91,721 38
11.	(ii) Interest	21,934 67
	(*b*) On other securities :	
12.	(i) Principal	17,000 00
	(ii) Interest	854 06
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*	
16.	(*a*) Sales (not included in any of foregoing items)	1,294 78
17.	(*b*) Rents	1,044 84
	F.—*Borrowed Money.*	
27.	(*c*) Borrowed on Debentures	6,440 00
30.	(*a*) Bank interest	456 68
	Totals	152,900 01

Cash Account

Expenditure for the year ending 31st December, 1898

Item No.		Total. (Column 4.)
	I.—Expended on Corporation Account.	$ c.
	A.—*Sums Loaned or Invested on Capital Account.*	
1.	(*a*) Loaned on mortgages of realty (including item 7 (*c*) if no separate account therefor)	35,823 43
	Municipal debentures	53,124 06
	B.—*Expended on Stock Account.*	
8.	Dividends paid on permanent stock. (*Extend into Column 1*)	14,658 08
	C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:*	
20.	(*c*) Debentures issued in Canada: Principal, $15 410; interest, $1,795 25	17,235 25
	D.—*Management Expenses (other than foregoing)*	
25.	(*a*) Salaries and fees	3,341 85
26.	(*b*) Grant by shareholders	500 00
28.	(*d*) Stationery, postage, printing and advertising	274 47
29.	(*e*) Law costs	55 35
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates	200 00
31.	(*g*) Travelling expenses	307 00
	E.—*Other Expenditures, viz.:*	
33.	(*a*) Repairs, expenses of annual meeting, bank exchange and other items	171 10
34.	(*b*) Municipal tax	252 22
35.	(*c*) Registration fee	61 00
36.	(*d*) Vancouver tax	49 00
	F.—*Balance.*	
	Cash in various banks	26,847 20
	Totals	152,900 01

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	10,600 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899? None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899? None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	43,028 16
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits. None; on debentures, 4.53%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.57%; on other securities. 4%.	
7. Of the mortgages held by the Corporation $58,740 69 is on realty situate in Ontario, and $286,926.47 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account	17,149 03
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No.,....; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation. Cannot say.	
11. How often are the securities held by the Corporation valued? Every year.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, ...; agent at Winnipeg, Man., ...	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899? G. B. Sparling, M.A., Toronto; T. E. P. Trew.	

THE ROYAL LOAN AND SAVINGS COMPANY.

Head Office, Brantford, Ontario.

Incorporated under the Building Societies' Act (Consol. Stat. U. C., chap. 53) by declaration filed with the Clerk of the Peace for the County of Brant, on 24th March, 1876. (Decl. Book I., 13.)

The lending and the borrowing powers are governed by the Loan Corporations' Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Royal Loan and Savings Company, of Brantford, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 138 Dalhousie Street, in the City of Brantford, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Wm. Watt, Sr.....	President	Brantford	February, 1898.....	February, 1899.
J. W. Digby, M.D.....	Vice-President ..	"	"	"
C. B. Heyd, M.P.....	Director.....	"	"	"
John Mann	Director.....	"	"	"
Henry Cox.....	Director... .	Burford	"	"
A. J. Wilkes	Director.....	Brantford	"	"
Christopher Cook.	Director.....	"	"	"

A. Permanent capital stock; total amount authorized, $500,000; total amount subscribed, $500,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$	$ c.
1. Fully called	10,000	50	500,000	500,000	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called; total called, $500,000; total paid thereon	500,000 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid	15,000 00	
6. (*f*) Reserve Fund in respect of (1)	75,000 00	
7. (*g*) Contingent Fund in respect of (1)	19,017 14	
		609,017 14
LIABILITIES TO THE PUBLIC.		
27. Deposits	358,669 68	
28. Interest on deposits, due, or accrued or capitalized	1,493 44	
29. Debentures issued in Canada	380,321 96	
30. Interest due and accrued on (29)	5,762 34	
		746,247 42
Total actual liabilities		1,355,264 56

Balance Sheet as at 31st December, 1898

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,016,866 86	
10. (*b*) Debts secured by mortgaged land held for sale	31,886 79	
11. (*c*) Interest due or accrued on item 9 and not included therein	23,330 50	
		1,072,084 15
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
14. (*b*) Municipal bonds or debentures	148,666 73	
16. (*d*) Debts secured by Loan Corporations debentures	50,332 05	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation.	2,471 58	
		201,470 36
E.—*Cash.*		
31. (*a*) On hand	7,273 65	
32. (*b*) In banks	74,436 40	
		81,710 05
Total of assets owned beneficially by Corporation		1,355,264 56

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from the 31st December, 1897.*	
2.	(i) On hand	1,915 35
3.	(ii) In bank	91,444 02
	C.—*Receipts on account of investments, loans or debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	144,742 80
11.	(ii) Interest	59,031 29
	(*b*) On other securities : —	
12.	(i) Principal	2,486 96
13.	(ii) Interest or dividends	6,723 81
	C.—*Receipts from real estate owned beneficially by Corporation.*	
16.	(*a*) Sales (not included in any of foregoing items). Foreclosed $61,000 00; Held for sale 7,306 47	68,306 47
17.	(*b*) Rents	4,361 26
	F.—*Borrowed money.*	
26.	(*b*) Borrowed by taking deposits	521,955 10
27.	(*c*) Borrowed on debentures	70,409 31
	Totals	971,376 37

Cash Account.

Expenditure for the year ending 31st December, 1898.

		Total. (Column 3.)
	I. Expended on Corporation Account.	$ c.
Item No.	A.—*Sums Loaned or Invested on Capital Account.*	
1. (*a*)	Loaned on mortgages of realty	95,764 18
(*b*)	Loaned or invested in other securities, viz. :—	
2.	(i) On Company's stock	1,400 00
	(ii) On debentures	105,151 10
6. (*c*)	Real estate transferred to property account	2,529 21
7. (*d*)	Insurance and taxes advanced and repairs made on property mortgaged to the Corporation	1,389 14
	B.—*Expended on Stock Account.*	
8.	Dividends paid on permanent stock	30,000 00
	C.—*Borrowed Money other than foregoing or Interest thereon Paid, viz.* :	
19. (*a*)	Deposits : Principal, $482,254.18 ; interest, $9,603.58	491,857 76
20. (*c*)	Debentures issued in Canada : Principal, $134,773 96 ; interest, $18,035.30	152,809 26
	D.—*Management Expenses (other than foregoing).*	
25. (*a*)	Salaries and fees	3,340 00
26. (*b*)	Commission or brokerage	147 25
28. (*d*)	Stationery, postage, printing and advertising	393 55
29. (*e*)	Law costs and solicitor's salary	335 55
30. (*f*)	Fuel, rent, taxes (other than in 7) and rates	1,046 49
32. (*h*)	Registration fee	155 00
	E.—*Other Expenditures, viz.* :	
33. (*a*)	Repairs, telephone, etc	111 09
34. (*b*)	Inspector's costs, $167.27 ; Guarantee Co., $60.00	227 27
35. (*e*)	Auditors' fees, $100.00 ; directors' fees, $341.00	1,241 00
	F.—*Balance.*	
37. (*a*)	Cash on hand $ 7,273 65	
(*b*)	Cash in various banks 74,436 40	
		81,710 05
41.	Written off contingent account during the year for losses on properties sold	1,768 47
	Totals	971,376 37

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	237,715 14
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3 per cent.; on debentures, 4.11 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.16 per cent.; on other securities, 5 per cent.	
7. Of the mortgages held by the Corporation $1,077.866.86 is on realty situate in Ontario, and .... on realty situate elsewhere, *nil*.	
8. Loans written off or transferred to real estate account during 1898	2,529 21
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 5; amount, $12,700.	
10. Aggregate market value of the land mortgaged to the Corporation.	1,790,000 00
11. How often are securities held by the Corporation valued? Yearly.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000; accountant, $2,000; teller, $1,000.	
13. When were the accounts of the Corporation last audited? January, 1899, to end of December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899: Wm. Wilkinson, M.A., Brantford; A. K. Bunnell, Brantford.	

THE SCOTTISH-AMERICAN INVESTMENT COMPANY, LIMITED.

Head Office, Edinburgh, Scotland.

Chief agency for Ontario, No. 157 Bay street, Toronto.

Chief agent and attorney for Ontario (Power of Attorney, 2nd September, 1874, also Power of Attorney, 18th February, 1876): William Henry Lockhart Gordon, barrister-at-law.

Constating Instruments Filed.

Memorandum of Association and Articles of Association, under (Imp.) *Companies Act*, 1862 and 1867, both dated 29th March, 1873, and filed in the office of the Registrar of Joint Stock Companies, at Edinburgh, Scotland.

Amendments to the Memorandum of Association and Articles of Association, as confirmed on 23rd March, 1875.

Annual Statement.

Note.—The statement made to the Registrar of Loan Corporations is incomplete.

The following is a copy of the financial statement laid before the shareholders at the 26th annual general meeting held at Edinburgh, Scotland, on the 24th February, 1899, the said statement having here added to it a column showing the equivalents in Canadian currency, at $4.87 to the £ sterling.

Balance Sheet as at 31st December, 1898.

Liabilities.

—	—	—	—	—
	£ s. d.	£ s. d.	$ c.	$ c.
To share capital subscribed, 250,000 shares of £10 each	500,000 0 0		2,435,000 00	
„ Capital paid in advance	16,799 0 0		81,811 13	
		516,799 0 0		2,516,811 13
„ Reserve fund		350,000 0 0		1,704,500 00
„ Insurance fund		10,000 0 0		48,700 00
„ Debentures		337,269 0 0		1,642,500 03
„ Debenture stock :—				
Bearing 4 per cent	1,078,943 0 0		5,254,452 41	
Bearing 3½ per cent	517,261 0 0		2,519,061 07	
		1,596,204 0 0		7,773,513 47
„ Accrued interest on debentures, debenture stock and uncalled capital paid up		9,731 1 8		47,390 38
„ Sundry liabilities		3,507 16 7		17,083 13
„ Balance at credit of revenue	56,384 18 11		274,594 69	
Less interim dividend, August, 1898	25,000 0 0		121,750 00	
		31,384 18 11		152,844 69
		2,854,895 17 2		13,903,342 83

BALANCE SHEET AS AT 31ST DECEMBER, 1898.—*Continued.*

ASSETS.

	£ s. d.	£ s. d.	$ c.	$ c.
By Investments		2,640,333 6 5		12,858,423 28
" Investments in this country, viz. :—		112,473 18 5		547,747 99
		2,752,807 4 10		13,406,171 27
£60,000 Consols	58,400 0 0		284,408 00	
£10,000 Bank of England stock	26,800 0 0		130,516 00	
£8,400 Midland Railway 2½% debenture stock	5,574 19 4		27,150 08	
£7,000 London & North Western Railway, 2½ %debenture stock	5,647 9 1		27,503 10	
Office premises at 123 George St.	16,051 10 0		78,170 81	
	112,473 18 5		547,747 99	
" Interest on investments accrued		23,245 18 0		113,207 53
" Cash in hand and at bankers, balance due by agents, bills receivable, and sundry assets		73,568 15 6		358,279 93
" Coupons purchased		4,973 18 10		24,223 10
" Office furniture		300 0 0		1,461 00
		2,854,895 17 2		13,903,342 83

REVENUE ACCOUNT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

Expenditure.

$4.87 TO £.

	£ s. d.	£ s. d.	$ c.	$ c.
To Interest, viz. :—				
On debentures	11,560 10 3		56,299 70	
On debenture stock	60,901 9 1		296,590 08	
On uncalled capital paid up	1,007 18 10	73,469 18 2	4,908 67	357,798 46
To Expenses, viz. :—				
Directors' and auditors' fees, advising board, salaries and wages	7,200 19 8		35,068 79	
Stationery, printing and incidental expenses	195 18 10		954 23	
Taxes, insurance, repairs, coal, gas, etc.	279 13 4		1,361 98	
Travelling expenses	221 17 0		1,080 41	
Postages and telegrams	215 9 9		1,049 42	
Custody of securities in New York	339 16 6	8,453 15 1	1,654 95	41,169 80
To Income tax		1,935 9 3		9,425 70
Expenses of debentures, 1898		254 12 3		1,239 90
Amount carried to reserve fund		50,000 0 0		243,500 00
Balance		56,384 18 11		274,594 70
		190,498 13 8		927,728 56

Receipts.

	£ s. d.	$ c.
By Balance per directors last report	6,609 2 0	32,186 32
Interest on investments	131,287 4 1	639,386 67
Special stock dividend realised	20,576 2 7	100,205 74
profits and commissions earned	1,464 18 11	7,134 29
Balance of profits on securities sold	30,085 5 1	146,515 19
Rents Received	414 18 6	2,020 68
" Transfer fees	61 2 6	297 67
	190,498 13 8	927,728 56

THE SECURITY LOAN AND SAVINGS COMPANY.

Head Office, St. Catharines, Ontario.

Incorporated under the Building Societies Act (Consol. Stat. U. C., chap. 53) by declaration filed with the Clerk of the Peace for the County of Lincoln on the 12th March, 1870. The original corporate name was The Security Permanent Building and Savings Society.

The corporate name was changed to The Security Loan and Savings Company in 1876 by 39 V. c. 64 (D); and also by Order in Council of Ontario, dated 18th August, 1876.

The lending and the borrowing powers of the Company are governed by the Loan Corporations Act, R. S. O., 1897, c. 205.

Annual Statement

Of the condition and affairs of The Security Loan and Savings Company, of St Catharines, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 2 St. Paul street, in the City of St. Catharines, in the Province of Ontario.

The Board is constituted of seven directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Thomas R. Merritt	President	St. Catharines.	2nd Feb'y, 1898.	1st Feb'y, 1899.
Henry J. Taylor	Vice-President	"	" 1898.	" 1899.
John L. Ranney	Director	"	" 1898.	" 1899.
Edwin Goodman	Director	"	" 1898.	" 1899.
Judge Senkler	Director	"	" 1898.	" 1899.
Robert Laurie	Director	"	" 1898.	" 1899.
Chas. A. F. Ball	Director	Niagara	" 1898.	" 1899.
E. F. Dwyer	Manager / Sec.-Treas.	St. Catharines.		

A Permanent capital stock: Total amount authorized, $300,000; total amount subscribed, $275,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	——		
		$	$ c.	$ c.	$ c.
1. Fully called	2,750	100	275,000 00	275,000 00	
Totals	2,750	100	275,000 00	275,000 00	

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called; total called, $275,000; total paid thereon	275,000 00	
4. (d) Dividends declared in respect of (1), but not yet paid	6,875 00	
7. (g) Contingent fund in respect of (1)	4,013 27	
		285,888 27
LIABILITIES TO THE PUBLIC.		
27. Deposits	261,077 49	
28. Interest on deposits, due, or accrued or capitalized	8,491 44	
29. Debentures issued in Canada	53,261 80	
30. Interest due or accrued on (29)	2,563 64	
		325,394 37
Total actual liabilities		611,282 64

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing. By quit claim deed	7,460 80	7,460 80
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land, including accrued interest	518,928 92	
10. (*b*) Debts secured by mortgaged land held for sale, including interest charged	47,115 57	566,044 49
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
15. (*b*) Debts secured by Separate School debentures, including accrued interest	4,447 25	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation including accrued interest	5,556 58	10,003 83
E.—*Cash.*		
32. (*b*) In bank	27,475 72	27,475 72
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Office furniture	297 80	297 80
Total of assets owned beneficially by Corporation		611,282 64

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	$ c.
	(*b*) Cash not already shown under (1):	
3.	(ii) In bank	26,156 68
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	54,194 86
11.	(ii) Interest	33,173 70
	(*b*) On other securities :—	
12.	(i) Principal	2,850 00
13	(ii) Interest or dividends	529 51
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits, including accrued interest	378,849 30
27.	(*c*) Borrowed on debentures	18,728 22
	G.—*Receipts from other sources, viz.:*	
30.	(*a*) Rent of part of office premises	60 00
	(*b*) Interest from bank	1,084 31
	(*c*) Guarantee Company rebate	138 60
	Totals	525,765 18

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.		Total. (Column 4.) $ c.
	I.—Expended on Corporation Account.	
	(A)—Sums Loaned or Invested on Capital Account.	
1.	(a) Loaned on mortgages of realty (including accrued interest)	61,058 76
	(b) Loaned or invested in other securities, viz.:	
2.	(i) Loans on shareholders' stock	3,100 00
	B.—Expended on Stock Account.	
8.	Dividends paid on permanent stock. *(Extend into Column 1)*	13,750 00
	C.—Borrowed Money (other than foregoing) or Interest thereon Paid, viz.:	
19.	(b) Deposits: Principal and interest	377,217 33
20.	(c) Debentures issued in Canada: Principal, $35,403.38; interest, $2,902.94	38,306 32
	D.—Management Expenses (other than foregoing).	
25.	(a) Salaries and fees	3,348 00
26.	(b) Commission or brokerage	182 25
28.	(d) Stationery, postage, printing and advertising	213 08
30.	(f) Fuel, rent, taxes (other than in 7) and rates	724 50
31.	(g) Travelling expenses	12 30
32.	(h) Registration fees	105 00
	E.—Other Expenditures, viz.:	
33.	(a) Furniture	57 25
34.	(b) Life assurance	110 52
35.	(c) Sundries	104 15
	F.—Balance.	
37	(a) Cash in bank	27,475 72
	Totals	525,765 18

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	36,250 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, including accrued interest	27,846 00
5. Average rate of interest per annum paid by the Corporation during 1898. On deposits, 3 10 per cent. ; on debentures, 4.01 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898. On mortgages of realty, 5.68% ; on other securities, 5.51%.	
7. Of the mortgages held by the Corporation $573,505.29 is on realty situate in Ontario, and none on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	3,660 09
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number 3 ; amount	7,465 83
11. How often are the securities held by the Corporation valued Yearly.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Secretary-treasurer, $10,000 ; Accountant and Teller, $2,000 ; Assistant, $2,000.	
13. When were the accounts of the Corporation last audited? January, 1899, (monthly audit.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed)? Wm. Thompson and Robert Fowlie, both of St. Catharines, Ont.	

THE SIMCOE LOAN AND SAVINGS COMPANY.

Head Office, Barrie, Ontario.

The declaration of incorporation was filed with the Clerk of the Peace for the County of Simcoe on the 18th April, 1896. The incorporation was affected under the Building Societies Act, R.S.O. 1887, c. 169, s. 2, as amended by 56 V. c. 31, s. 1, which added to the said section 2 sub-section 3 as follows :—

"(3). No society constituted or incorporated under this section after the first day of June, 1893, shall have power to loan money or to transact a loaning business or carry on its operations outside the limits of the county in which the society is constituted or incorporated."

By virtue of the above provision, which was continued by the Loan Corporations Act, R.S.O. 1897, c. 205, s. 8 (3, 4) the Company was until 31st May, 1899, a Local Loan Corporation, limited in its operations to the County of Simcoe. The company having fulfilled the requirements of the said section, was, by Letters Patent of Ontario, bearing date 31st May, 1899, relieved from the above restriction of its toperations.

The lending and the borrowing powers are governed by the Loan Corporations Act.

Annual Statement

Of the condition and affairs of the Simcoe Loan and Savings Company of Barrie, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 95 Dunlop street, in the Town of Barrie, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. Charles Drury.	President	Oro, Ont ..		
C. H. Ross.....	Vice-President ..	Barrie, Ont ..		
E. E. Williams..... ..	Director	" ...		
Geo. Ball.....	Director	" ...		
O. H. Lyon	Manag-Director Secretary	" ...		

A. Permanent capital stock: total amount authorized, $150,000; total amount subscribed, $105,022, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) *Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st Dec., 1898.		Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	—		
		$ c.	$	$
1. Fully called	105,022	105,022	100,022	5,000
Totals.....	105,022	105,022	100,022	5,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called: total called, $105,022; total paid thereon.....	100,022 00	
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.:*		
24. Profit and loss account	4,480 98	104,502 98
LIABILITIES TO THE PUBLIC.		
27. Deposits.....	109,431 38	
28. Interest on deposits, accrued.....	681 39	
		110,112 77
Total actual liabilities.....	.....	214,615 75

Balance Sheet as at 31st December, 1898.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*b*) Debts (other than item 10) secured by mortgages of land	154,860 72	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	8,637 88	
		163,498 60
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows.*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	33,836 59	
22. (*j*) Debts secured by life insurance policies	15,032 44	
		48,869 03
D.—*Unsecured Debts.*		
27. (*a*) Depositor's overdraft, casual	132 87	
		132 87
E.—*Cash.*		
31. (*a*) On hand	223 01	
32. (*b*) In bank	1,210 85	
		1,433 86
Total of assets owned beneficially by Corporation		213,934 36

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4).
		$ c.	$ c.
	I.—Received by the Corporation for its own use.		
	A.—*Balances from 31st December, 1897.*		
1.	(*b*) Cash not already shown under (1).		
2.	(i) On hand	149 46	
3.	(ii) In bank	5,160 69	5,310 65
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:		
10.	(i) Principal	9 942 95	
11.	(ii) Interest	7,936 01	
	(*b*) On other securities:		
13.	(ii) Interest or dividends	4,563 29	22,442 25
	E.—*Miscellaneous.*		
18.	(*a*) Commission, brokerage (or remuneration as corporate agent, trustee, etc	21 75	
19.	(*b*) Premiums or bonus on loans	294 95	316 70
	F.—*Borrowed Money.*		
25.	(*a*) Bank or other advances, discounts or overdrafts	11,286 89	
26.	(*b*) Borrowed by taking deposits	75,608 89	86,895 78
	G.—*From Other Sources.*		
30.	(*a*) Profit on bonds	280 00	280 00
	Totals	115,245 38	115,245 38

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	$ c.	$ c.
I.—Expended on Corporation Account.		
A.—Sums Loaned or Invested on Capital Account.		
Item No.		
1. (*a*) Loaned on mortgages of realty	34,907 44	
(*b*) Loaned or invested in other securities, viz.:		
2. (i) On capital stock of Company	1,405 29	
3. (ii) Depositors overdraft	132 87	
4. (iii) On life insurance policies	15,032 44	
		51,478 04
B.—Expended on Stock Account.		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	7,501 66	7,501 66
C.—Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:		
18. (*a*) Bank account (principal and interest)	11,375 68	
19. (*b*) Deposits: Principal, $37,579.18; interest, $4,142.78	41,721 96	
		53,097 64
D.—Management Expenses (other than foregoing).		
25. (*a*) Salaries and fees	1,049 96	
26. (*b*) Commission or brokerage	264 78	
28. (*d*) Stationery, postage, printing and advertising	71 44	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	318 00	
32. (*h*) Registration fee	30 00	
		1,734 18
F.—Balance.		
37. (*a*) Cash on hand	223 01	
(*b*) Cash in bank	1,210 85	
		1,433 86
Totals		115,245 28

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899? None issued.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899? None issued	
3. Amount of other existing obligations of the Corporation which will mature in 1899?	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	46,063 33
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits? 4.24 %.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6%; on other securities, 5%.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario.	
10. Aggregate market value of the land mortgaged to the Corporation	279,862 00
11. How often are the securities held by the Corporation valued? Yearly.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? February, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), J. L. Barnum, Barrie, Ont.	

THE SOUTHERN LOAN AND SAVINGS COMPANY.

Head Office, St. Thomas, Ont.

Incorporated under the Building Societies Act, (Consol. Stat. U.C., chap. 53), by declaration filed with the Clerk of the Peace for the County of Elgin, on the 24th November, 1870. The original corporate name was "The Southern Counties Permanent Building and Savings Society."

That corporate name was changed to "The Southern Loan and Savings Company" by an Order in Council of Ontario, dated 10th April, 1879.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c, 205.

Annual Statement

Of the condition and affairs of the Southern Loan and Savings Company of St Thomas, Ont., as at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 250 Talbot street, in the City of St. Thomas, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Wm. Mickleborough	President.....	St. Thomas ...	2nd February, 1898.	3rd February, 1899.
Thomas Stacey	Vice-President...	"	"	"
Shelton Weldon	Director	London.....	"	"
W. Armstrong	Director	St. Thomas ..	"	"
W. E. Leonard....	Director	"	"	"
E. G. Schooley	Director	Sparta	"	"
R. Haight.....	Director	Union	"	"
T. Futcher	Director	St. Thomas ...	"	"
D. K. Ferguson	Director	"	"	"
J. W. Stewart	Manager	" ...	17th May, 1892 ...	....

A. Permanent capital stock : total amount authorized, $400,000 ; total amount subscribed, $400,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a).—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value. of shares.	—		
		$	$	$	$ c.
1. Fully called	8,000	50	400,000	400,000	....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : total called, ... ; total paid thereon	400,000 00	
6. (*f*) Reserve fund in respect of (1)	56,000 00	
7. (*g*) Contingent fund in respect of (1)	4,639 98	
		460,639 98
LIABILITIES TO THE PUBLIC.		
27. Deposits	369,130 15	
29. Debentures issued in Canada	117,050 00	
30. Interest due and accrued on (29)	2,211 48	
		488,391 63
Total actual liabilities		949,031 61

BALANCE SHEET AS AT 31ST DECEMBER 1898

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property owned beneficially by the Corporation.*		
(*b*) Freehold land (including buildings)		18,357
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	880,935 58	
10. (*b*) Debts secured by mortgaged land held for sale	19,265 94	
		900,201 52
12. (*d*) Of the debts mentioned in items 9 and 10 the sum of $3,179.36 is due by directors or officers of the Corporation.		
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	7,033 22	7,033 22
E.—*Cash.*		
32. (*b*) In bank		23,439 31
Total of assets owned beneficially by Corporation		949,031 61

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Permanent Capital Including Reserve. (Column 3.)	Total. (Column 4.)
		$ c.	$ c.
	I.—Received by the Corporation for its own use.		
	A.—*Balances from 31st December, 1897.*		
	(*b*) Cash (not already shown under (1)) :—		
3.	(ii) In bank	261 10	261 10
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On Mortgages of Realty :—		
10.	(i) Principal and interest	128,646 37	128,646 37
	(*b*) On other securities :—		
12.	(i) Principal	128 16	128 16
13.	(ii) Interest	304 97	304 97
	(*c*) Unsecured Debts :—		
	(i) Principal, written off but subsequently recovered	135 00	135 00
	D.—*Receipts from Real Estate owned beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of foregoing items)	7,313 43	7,313 43
17.	(*b*) Rents		
	E.—*Miscellaneous.*		
19.	(*b*) Premium or bonus on loans	17 55	17 55
	E.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits	382,663 21	382,663 21
27.	(*c*) Borrowed on debentures	68,900 00	68,900 00
	G.—*Receipts from Other Sources, viz.* :		
30.	Travelling allowance received from borrowers, sundries	83 11	83 11
	Totals		588,452 90

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital including reserve. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums Loaned or invested on Capital Account.*			
Item No.			
1. (*a*) Loaned on mortgages of realty		120,520 49	120,520 49
6. (*c*) Real estate, insurances, taxes, and repairs		4,157 60	4,157 60
B.—*Expended on Stock Account,*			
8. Dividends paid on permanent stock. (*Extend under column 1*)	24,000 00		24,000 00
C.—*Borrowing Money (other than foregoing) or Interest Thereon paid, viz.* :			
18. (*a*) Bank account (principal and interest)		1,775 70	1,775
19. (*b*) Deposits: principal, $398,180.77; and interest, $325.92		398,506 69	398,506 9
20. (*c*) Debentures issued in Canada: Principal, $8,250; interest, $2,863 62		11,113 62	11,113 2
D.—*Management Expenses (other than foregoing)* :			
25. (*a*) Salaries and fees	2,782 06		
26. (*b*) Commission or brokerage	789 09		
28. (*d*) Stationery, postage, printing and advertising	275 70		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	771 94		
31. (*g*) Travelling expenses and inspector's salary	385 60		
32. (*h*) Registration fees	107 00		
E.—*Other Expenditures, viz.* :			
33. (*a*) Voted by shareholders to president	150 00		
34. (*b*) Sundries	3 35		5,264 74
F.—*Balance.*			
(*b*) Cash in bank			23,114 06
Totals			588,452 90

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899.	49,500 00
3. Amount of other existing obligations of the Corporation which will mature in 1899. None except deposits.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.26%; on debentures, 4.09%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.80%; on other securities, 5.82%.	
7. Of the mortgages held by the Corporation $880,935.58 is on realty situate in Ontario; and none is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.....	15,988 09
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number, 14; amount.....	22,544 60
10. Aggregate market value of the land mortgaged to the Corporation, $1,426,235.00.	
11. How often are the securities held by the Corporation valued? Inspector engaged continuously.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000; accountant, $10,000; inspector, $1,000.	
13. When were the accounts of the Corporation last audited? January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899: E. McCrone and E H. Caughell, St. Thomas.	

THE SOUTHWESTERN FARMERS' AND MECHANICS' SAVINGS AND LOAN SOCIETY.

Head Office, St. Thomas, Ontario.

Incorporated under The Building Societies' Act (Consol. Stat. U. C. chap. 53) by declarations filed with the Clerk of the Peace for the County of Elgin, on the 24th November, 1874.

The lending and borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Southwestern Farmers' and Mechanics' Savings and Loan Society of St. Thomas, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 292 Talbot street, in the city of St. Thomas, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
E. W. Gustin, M.D.	President	St. Thomas	3rd Feb'ry, 1898.	1st Feb'ry, 1899.
M. A. Gilbert	Vice-President	"	"	"
Robert Kains, M.D.	Director	"	"	"
John Campbell	Director	"	"	"
Peter Couse	Director	"	"	"
James Marlatt	Director	"	"	"
John Dodd	Director	"	"	"
W. E. Leonard	Manager / Secretary	"	1st July, 1891.	

A. Permanent capital stock : Total amount authorized, no limit fixed ; total amount subscribed, $193,800, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) Fixed and permanent capital stock created by virtue of Building Society Acts

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value.	—		
		$	$	$ c.	$ c.
1. Fully called	3,777	50	188,850	188,850 00	
3. Instalment (payable by fixed periodical payments, and still in process of payment)..	99	50	4,950	3,209 47	1,740 53
Totals.....	3,876	....	193,800	192,059 47	1,740 53

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AS 31ST DECEMBER, 1898.

DR. *Capital and Liabilities.*

—	—	—
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).	$ c.	$ c.
Item. No. A.—*Permanent Capital Stock or Shares.*		
1. (*n*) Ordinary joint stock capital fully called : total called $..... total paid thereon.....	192 059 47	
4. (*d*) Dividends declared in respect of (1) but not yet paid	5,665 50	
6. (*f*) Reserve fund in respect of (1).....	15,000 00	
7. (*g*) Contingent fund in respect of (1)	2,768 94	
		215,493 91
LIABILITIES TO THE PUBLIC.		
27. Deposits.....	204,722 27	
28. Interest on deposits, due, or accrued or capitalized—None.		
29. Debentures issued in Canada.....	109,700 00	
30. Interest due and accrued on (29)	2,126 06	
		316,548 33
Total actual liabilities.	.....	532,042 24

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B —*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	479,755 26	
10. (*b*) Debts secured by mortgaged land held for sale	13,229 26	492,984 52
C.—*Debts not above enumerated for which the Corporation hold securities as follows :*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	267 71	267 71
E.— *Cash.*		
32. (*a*) In bank	38,790 01	38,790 01
Total of assets owned beneficially by Corporation		532,042 24

CASH ACCOUNT.

Receipts for the year ending 31st December, 1898.

		Total (Column 4.)
	I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.	$ c.
	A.—*Balances from 31st December, 1897.*	
Item No. 3.	(ii) In bank	30,677 07
	B.—*Sums received wholly or partly on Capital Stock.*	
4.	(*a*) Calls on joint stock permanent capital	490 01
	C.—*Receipts on Account of Investments, Loans or Debts..*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal and interest	104,286 37
	(*b*) On other securities :—	
12.	(i) Principal (stock loans)	167 00
13.	(ii) Interest or dividends	25 23
	D.—*Receipts from real estate owned beneficially by Corporation.*	
16.	(*a*) Sales and rent (not included in any of foregoing items)	615 50
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	248,938 69
27.	(*c*) Borrowed on debentures	62,000 00
	G.—*Receipts from other sources, viz.* :	
30.	(*b*) Bank interest	1,101 27
	Totals	448,301 24

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Total. (Column 4.)
	$ c.
I.—Expended on Corporation Account.	
A.—Sums Loaned or Invested on Capital Account.	
Item No. 1. (*a*) Loaned on mortgages of realty, insurances or taxes advanced on property mortgaged to the Corporation	93,939 74
6. (*c*) Real estate taxes, insurance and repairs	282 19
B.—Expended on Stock Account.	
8. Dividends paid on permanent stock	11,268 22
C.—Borrowed Money (other than foregoing) or interest thereon paid, viz.:	
19. (*b*) Deposits: Principal, $265,674.46; Interest, $140.56	265,815 02
20. (*c*) Debentures issued in Canada: Principal, $31,700 00; Interest, $3,419.43	35,119 43
D.—Management Expenses (other than foregoing.)	
25. (*a*) Salaries and fees	1,696 02
26. (*b*) Commission or brokerage	581 98
28. (*d*) Stationery, postage, printing and advertising	124 23
29. (*e*) Law costs	6 00
30. (*f*) Fuel, rent, taxes (other than in 7), and rates	407 25
31. (*g*) Travelling expenses	125 65
32. (*l*) Registration fees	107 00
E.—Other Expenditures, viz:	
33. (*a*) Office furniture	38 50
F.—Balance.	
(*b*) Cash in various banks	38,790 01
Totals	448,301 24

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	40,600 00
3. Amount of other existing obligations of the Corporation which will mature in 1899, none except items 4 and 30, page 2, and all deposits are withdrawable.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3.231 per cent. ; on debentures, 4.239 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.628 per cent.	
7. Of the mortgages held by the Corporation $479,755.26 is on realty situate in Ontario, and $ ..... is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898. None.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. Number, 4 ; amount, $3,219.89.	
10. Aggregate market value of the land mortgaged to the Corporation, $825,300.00.	
11. How often are the securities held by the Corporation valued? Annually, in December ; sometimes in June ; properties are reinspected when thought necessary.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000 ; clerk, $5,000.	
13. When were the accounts of the Corporation last audited? Monthly audits were made, and up to 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 : Edward McCrone, St. Thomas ; D. K. McKenzie, St. Thomas.	

THE STAR LOAN COMPANY.

Head Office, St. Thomas, Ontario,

Incorporated under the Building Societies Act, R. S. O. 1877, c. 164, by declaration filed with the Clerk of the Peace for the County of Elgin, on the 23rd August, 1881. (Decl. Book I., 3)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Star Loan Company of St. Thomas, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 205 Talbot street, in the City of St. Thomas, in the Province of Ontario.

The Board is constituted of nine directors holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
Hon. D. Mills	President	Ottawa	16th September, 1896	16th September, 1899
J. P. Finlay	Vice-President.	St. Thomas	21st " 1898	31st December, 1900
C. B. Spohn	Director	"	21st " 1898	" 1900
Edwin Nicholl	Director.	"	15th " 1897	" 1900
Donald Turner	Director.	West Magdala	15th " 1897	" 1900
R. W. Hepburn	Director.	Union	21st " 1898	" 1900
J. A. Bell	Director	St. Thomas	16th " 1896	1899
J. P. Martyn	Director	"	15th " 1897	" 1900
C. Macdougall, Q C	Director	"	16th " 1896	" 1899
D. M. Tait	Manager	"		

A. Permanent capital stock : total amount authorized, $270,000 ; total amount subscribed, $270,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and permanent capital stock created by the virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$ c.	$ c.
1. Fully called	2,255	100	225,500	225,500 00	.....
3. Instalment (payable by fixed periodical payments, and still in process of payment	445	100	44,500	20,714 35	23,785 65.
Totals	2,700	.....	270,000	246,214 35	23,785 65

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : total called, $225,500 ; total paid thereon	225,500 00	
2. (*b*) Ordinary joint stock capital, ... ; per cent. called : total called, $44,500 ; total paid thereon	20,714 35	
6. (*f*) Reserve Fund in respect of (1), (2)	15,000 00	
7. (*g*) Contingent Fund in respect of (1), (2)	8,000 00	
		269,214 35
LIABILITIES TO THE PUBLIC.		
27. Deposits	225,436 13	
40. Other liabilities to the public, viz.:		
41. (a) Solicitors account, etc	100 00	
		225,536 13
Total actual liabilities		494,750 48

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :		
2. (i) At St. Thomas, held in freehold	2,400 00	2,400 00
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	444,382 19	
10. (*b*) Debts secured by mortgaged land held for sale	1,932 63	446,314 82
C.—*Debts not above enumerated for which the Corporation holds securities as follows :*		
14. (*b*) Debts secured by municipal bonds or debentures	322 97	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	15,774 32	16,097 29
D.—*Unsecured Debts.*		
27. (*b*) Rents earned	244 46	244 46
E.—*Cash.*		
32. (*b*) In bank	29,693 91	29,693 91
Total assets owned beneficially by Corporation		494,750 48

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. — Permanent capital, including Reserve. (Column 3.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—Received by the Corporation for its own use.			
A.—*Balances from 31st December, 1897.*			
Item No. 1. (*a*) Capital account; cash in bank		13,938 49	13,938 49
B.—*Sums Received Wholly or Partly on Capital Stock*			
4. (*a*) Calls on joint stock permanent capital		4,213 07	4,213 07
C.—*Receipts on Account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty and stock :—			
10. (i) Principal.. Stock		3,725 00	
(i) Principal.. Mortgages		78,374 29	
			82,099 29
11. (ii) Interest	40,445 89		40,445 89
D.—*Receipts from Real Estate Owned Beneficially by Corporation.*			
17. (*b*) Rents	406 00		406 00
F.—*Borrowed Money.*			
26. (*b*) Borrowed by taking deposits		240,458 79	240,458 79
Totals			381,661 53

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance, or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital including reserve. (Column 3.)	Total. (Column 4.
I.—EXPENDED ON CORPORATION ACCOUNT.	$ c.	$ c.	$ c.
A.—*Sums loaned or invested on Capital Account.*			
Item No. 1. (*a*) Loaned on mortgages of realty		91,884 57	91,884 57
(*b*) Loaned or invested in other securities, viz.:			
2. (i) On the Company's stock		4,300 00	4,300 00
7. (*d*) Loss on real estate sold		2,810 25	2,810 25
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into column 1*)	19,527 08		19,527 08
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*			
19. (*b*) Deposits: principal, $219,120.24; interest, $11,057.35	11,057 35	219,120 24	230,177 59
D.—*Management expenses other than foregoing):*			
25. (*a*) Salaries and fees	1,629 50		
26. (*b*) Commission	287 11		
27. (*c*) Inspection	15 35		
28. (*d*) Stationery, postage, printing and advertising	191 24		
30. (*e*) Law costs	140 86		
31. (*f*) Fuel, rent, taxes (other than in 7) and rates	626 83		
32. (*h*) Registration fees	50 00		
Repairs	24 74		
Directors	122 50		
Auditors	80 00		3,168 13
F.—*Balance.*			
(*b*) Cash in bank			29,693 91
Totals			381,561 53

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. Many of our mortgage payments optional.....	75,000 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, August 31, 1898, 3.43 per cent. ; December 31, 1898, 3.41 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, about 6 per cent. ; on other securities, .	
7. Of the mortgages held by the Corporation $462,412.11 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898. All written off. Property sold.....	2,810 25
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 1 ; amount.....	2,350 95
10. Aggregate market value of the land mortgaged to the Corporation, would say	610,000 00
11. How often are the securities held by the Corporation valued? Yearly or as often as possible.	
12. (*b*) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000.	
13. When were the accounts of the Corporation last audited? January 12, 1899, for December 31, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed), S. H. Palmer, St. Thomas ; J. H. McGeary, St. Thomas.	

THE TRUST AND LOAN COMPANY OF CANADA.

Head Office, London, England.

Chief Agency for Ontario: 25 Toronto street, Toronto.

Chief Agent for Ontario (Power of Attorney, 28th April, 1898): William Bridgeman Bridgeman-Simpson.

Commissioners and Commissioner for conducting the affairs of the Company in Canada and more particularly for the purposes set out in the Power of Attorney, dated 28th April, 1898: William Bridgeman Bridgeman-Simpson, Toronto; Richard Doyne MacDonnell, Winnipeg, and Lourenco Edye, Colonel, Montreal, jointly, and each of them separately, and the survivors and survivor of them.

Constating Instruments.

1843. 7 Vic. c. 63 of the Province of Canada: An Act for Incorporating and Granting Certain Powers to the Upper Canada Trust and Loan Company. (9th Dec., 1843.)

1844. Deed of Settlement. (1st June, 1844).

1845. 9 Vic. chap. 96 (Province of Canada): An Act to Amend and Extend Certain Provisions of 7 Vic. c. 63. (13th March, 1845.)

1845. 13th November. Royal Charter (England).

1850. 14 Vic. chap. 138 (Province of Canada): An Act to Alter and Amend 7 Vic. c 63 and 9 Vic. c. 96. (10th August, 1880.).

1858. 22 Vic. c. 132 (Province of Canada): An Act to Amend and Extend 7 V. c. 63, 9 V. c. 96 and 14 V. c. 138. (16 August, 1858.)

1862. 25 Vic. c. 72 (Province of Canada): An Act for facilitating the conveyance by the Trust and Loan Company of Upper Canada of lands in the Province of Canada, by and through their Commissioners or Attorneys. (9th June, 1862.)

1868-9. 32 Vic. c. 65 (Province of Ontario: An Act to amend 25 V. c. 72 (Province of Canada) by declaring the intention of the same, and Confirming Conveyances made by the Trust and Loan Company thereunder. (23rd January, 1869.)

1872. 20th February. Supplementary Royal Charter (England): Changing the corporate name until 25th March, 1872, to "The Trust and Loan Company of Upper Canada, and from and after the 25th March, 1872, to "The Trust and Loan Company of Canada;" also changing the principal place of business in Canada from Kingston to Toronto, etc.

1882. Chap. 111 (Dominion of Canada): An Act for Amending the Acts relating to the Company and for enlarging its powers. (17th May, 1882). This Act extends the powers of the Company to the whole Dominion, and empowers it to issue debenture stock.

1882. 45 Vic. c. 51 (Province of Manitoba).

As to borrowing powers see above instruments, and particularly Arts, 68 and 82 of Royal Charter (13th November, 1845).

ANNUAL STATEMENT

Of the condition and affairs of the Trust and Loan Company of Canada at the 30th September, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 7 Great Winchester street, in the City of London, England.

The chief agency for Ontario is situated at No. 25 Toronto street, in the City of Toronto, in the Province of Ontario.

The chief agent and attorney for Ontario is William Bridgeman Bridgeman-Simpson, and his address is 25 Toronto street, Toronto, in the Province of Ontario.

The Board is constituted of six directors holding office for three year.

The directors and chief executive officers of the Corporation at the 30th September, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Charles Morrison	President	London, Eng.	May, 1897	May, 1900
James Dickson	Deputy Chairman	Stoke Poges, Slough, Eng	" 1896	" 1899
The Lord Stratheden and Campbell	Director.	London, Eng.	" 1898	" 1901
Admiral Field, C.B., M.P	Director	Alverstoke, Eng.	" 1896	" 1899
Frederick Henry Scott	Director	Hawkhurst, "	" 1898	" 1901
Russell Stephenson	Director	London, "	" 1897	" 1900
Francis Dixon Brown	Secretary	Great Winchester street, London.	" 1897	" 1900

A Permanent capital stock; total amount authorized, $14,600,000 ; total amount subscribed, $7,300,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*b*).—*Fixed and permanent capital stock created by virtue of Joint Stock Companies' Act or Private Acts.*

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining uncalled.
		£	$ c.	$ c.	$ c.
2. 25 per cent. called per share of £20	50,000	20	4,866,666 67	1,216,666 67	3,650,000 00
3. 15 per cent. called per share of £20	25,000	20	2,433,333 33	365,000 00	2,068,333 33
4					
Totals	75,000		7,300,000 00	1,581,666 67	3,718,333 33

List of Shareholders as at 30th September, 1898.

(Not printed.)

Balance Sheet as at 30th September, 1898.

Capital and Liabilities

Dr.

		$ c.	$ c.
Capital (Liabilities to Stockholders or Shareholders).			
Item No.	A.—*Permanent Capital Stock or Shares.*		
2.	(*b*) Ordinary joint stock capital, 25 per cent. called: total held, $4,866,666.67; total paid thereon	1,216,666 67	
3.	(*c*) Ordinary joint stock capital, 15 per cent. called; total held, $2,433,333.30; total paid thereon	365,000 00	
5.	(*e*) Unappropriated profits in respect of (2) and (3)	102,772 44	
6.	(*f*) Reserve fund in respect of (2) and (3)	907,857 65	
	This Company issues no stock other than as above.		
	C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.*		
24.	Suspense account, London, Eng £3,7491 9 0		
25.	Exchange " " 1,185 4 10	£5,941 7 7	
26.	Income tax " " 1,006 3 9		
		28,914 71	
			2,621,211 47
	Liabilities to the Public.		
31.	Debentures issued elsewhere than in Canada, £898,413 9 11	4,372,279 01	
39.	Due on loans in process of completion or to pay assumed mortgages.	28,207 75	
40.	Other liabilities to the public, viz.: Being sundry creditors in Canada other than 39 and consisting of balances due to them, £10,081 7 11—$49,062.80 less (39)—$28,207.75	20,855 05	4,421,341 81
	Total actual liabilities		7,042,553 28

Balance Sheet as at 30th September, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2. (i) At Toronto, Ontario, held in freehold	42,442 00	
3. (ii) At Montreal, Quebec, held in freehold	21,000 00	
4. (iii) At Winnipeg, Manitoba, held in freehold	35,998 25	
5. (*b*) Freehold land (including buildings) other than foregoing	378,070 51	477,510 76
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	5,142,392 19	
10. (*b*) Debts secured by mortgaged land held for sale	99,404 81	5,241,797 00
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	....	261,258 22
12. (*d*) Of the debts mentioned in items 9, 10 and 11, the sum of $2,151.61 is due by officers of the Corporation. (Not extended).		
E.—*Cash.*		
31. (*a*) On hand, £7 0s. 2d.	34 11	
32. (*b*) In banks	119,888 21	119,922 32
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	571 62	
38. (*b*) Sundry debtors in London, Eng	1,277 45	
39. (*c*) Dominion Government bonds (owned)	403,811 66	
40. (*d*) Loans on deposit in London, Eng	99,766 66	
41. (*e*) Consols (owned)	401,043 76	
42. (*f*) Metropolitan Board of Works bonds, London	35,593 83	942,064 98
Total of assets owned beneficially by Corporation		7,042,553 28

Cash Account.

Receipts for the year ending 30th September, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
A.—*Balances from 30th September, 1897* :—			
Item No. 1. (*b*) Capital account		2,495,927 95	
(i) Cash (not already shown under (1)) :			
2. (i) On hand			72 65
3. (ii) In bank			204,890 13
C.—*Receipts on account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty :			
11. (ii) Interest, paid and accrued	344,489 84		
(*b*) On other securities :			
13. (ii) Interest or dividends on Reserve Fund Investments	25,857 48		
(*c*) Unsecured debts :			
(ii) Interest			864 86
D.—*Receipts from Real Estate Owned Beneficially by Corporation.*			
16. (*b*) Sales (not included in any of foregoing items)			18,621 33
17. (*b*) Rents			17,153 73
F.—*Borrowed Money.*			
27. (*c*) Borrowed on debentures, £107,590			523,604 66
G.—*Receipts from other sources, viz.*:			
30. (*a*) Sundry receipts in Canada, including losses by fire paid by insurance companies, etc., etc			10,312 26
(*b*) Registration fees	65 70		
(*c*) Interest on deposit account	2,700 97		
(*d*) Profits on sale of securities in England	84 92		
Totals	373,198 91		

Cash Account.

Expenditure for the year ending 30th September, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	$ c.	$ c.
I.—Expended on Corporation Account.		
Item No. A.—*Sums Loaned or Invested on Capital Account.*		
1. (*a*) Loaned on mortgages of realty		538,204 77
(*c*) Insurances or taxes advanced on property mortgaged to the corporation		51,332 08
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. (*Extend into Column 1*)	94,900 00	
C.—*Borrowed Money (other than foregoing) or interest thereon paid, viz.:*		
21. (*d*) Debentures issued elsewhere: principal, $4,372,279.01; interest, $157,289 85	157,289 85	
D.—*Management Expenses (other than foregoing.)*		
25. (*a*) Salaries and fees	43,674 99	
26. (*b*) Commission or brokerage	8,007 06	
28. (*d*) Stationery, postage, printing and advertising and petty charges.	8,148 59	
29. (*e*) Law costs	1,279 58	
30. (*f*) Fuel, rent, taxes (other than 7)	9,480 73	
31. (*g*) Travelling expenses and inspection	2,925 88	
E.—*Other Expenditures.*		
33. (*a*) Interest on amount of reserve fund uninvested	1,113 41	
34. (*b*) Bond stamps	681 16	
35. (*c*) Pensions	4,298 88	
36. (*d*) Carried to reserve and contingent account	15,541 30	
37. (*e*) Interest carried to reserve fund account	25,857 48	
38. (*f*) Permanent improvements, insurance, costs, taxes, etc., on property owned by the Corporation		37,222 77
E.—*Balance.*		
37. (*a*) Cash on hand	34 10	
(*b*) Cash in various bank	219,654 87	219,688 97
Totals	373,198 91	

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 30TH SEPTEMBER, 1898.

	$ c.
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899?	956,742 86
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	471,618 49
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, ...; on debentures, 3.65%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6.15%; on other securities, ...	
7. Of the mortgages held by the Corporation, $1,815,121.06 is on realty situate in Ontario, and $3,426,675.94 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during year ending 30th September, 1898	67,540 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation during the year ending 30th September, 1898—number 42; amount, $64,898 57.	
10. Aggregate market value of the land mortgaged to the Corporation, impossible to state as market value fluctuates.	
11. How often are the securities held by the Corporation valued? Book valuations are made once a year, but Company's officials make frequent inspections.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Toronto: Accountant, $5,000; Registrar, $4,000; Inspector. $1,000; Clerk, $1,000. Montreal: Accountant, $4,000; Inspector, $4,000. Winnipeg, Registrar, $4,000; Accountant, $4,000; Inspector, $2,000; two clerks, $2,000 each.	
13. When were the accounts of the Corporation last audited? 14th November, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed), Augustus Hendricks, 6 Observatory Gardens, Kensington, London, Eng.; A. Grant Meek, Hillworth House, Devizes.	

THE UNION LOAN AND SAVINGS COMPANY.

Head Office, 28 and 30 Toronto Street, Toronto, Ontario.

Incorporated under the Building Societies Act (Consol. Stat. U. C. chap. 53), by declaration filed with the Clerk of the Peace for the County of York, on the 18th March, 1865. The original corporate name was The Union Permanent Building and Savings Society. That corporate name was, in 1876, changed to "The Union Loan and Savings Company," by Order in Council of Ontario, dated 27th March, 1876; and also by Act of the Dominion of Canada, 39 V. c. 63.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Union Loan and Savings Company of Toronto, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario pursuant to the laws of the said Province.

The head office of the Corporation is at No. 28 and 30 Toronto Street in the City of Toronto in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John Stark	President	Toronto	Feb'y, 1898.	Feb'y, 1899.
Wellington Francis	Vice-President	"	"	"
Wm. N. Eastwood	Director	"	"	"
H. B. Yates, M.D.	Director	Montreal	"	"
Walter B. Geikie, M.D.	Director	Toronto	"	"
Thomas Gilmour	Director	"	"	"
Wm. C. McEwen, W.S.	Director	Edinburgh	"	"

A. Permanent capital stock: Total amount authorized, $1,250,000; total amount subscribed, $1,095,400, as more particularly set out in schedule A hereto,

SCHEDULE A.

(a)—*Fixed and permanent capital stock created by virtue of Building Society Acts*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value.	——		
		$	$ c.	$ c.	$ c.
1. Fully called	12,000	50 00	600,000 00	600,000 00	.....
2. 20% called	9,908	50 00	495,400 00	99,045 00	396,355 00
Totals.....	21,908		1,095,400 00	699,045 00	396,355 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called: Total called $600,000, total paid thereon	600,000 00	
2. (b) Ordinary joint stock capital, 20 per cent. called; Total called $99,080; total paid thereon	99,045 00	
4. (d) Dividends declared in respect of (1) and (2), but not yet paid....	6,990 45	
6. (f) Reserve fund in respect of (1) and (2)	100,000 00	
7. (g) Contingent fund in respect of (1) and (2)	2,588 00	808,623 45
LIABILITIES TO THE PUBLIC.		
27. Deposits, including interest.....	131,030 85	
29. Debentures issued in Canada	183,370 00	
30. Interest due and accrued on (29)	4,650 00	
31 Debentures issued elsewhere than in Canada	1,041,053 46	
32. Interest due and accrued on (31)	3,700 00	1,363,804 31
Total actual liabilities.....	.....	2,172,427 76

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable property owned beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2. (1) At 28 and 30 Toronto street, Toronto, held in freehold.	66,470 46	
5. (*b*) Freehold land (including buildings) other than foregoing..	216,350 00	
6. (*c*) Leasehold land (including buildings) other than foregoing.....	53,291 00	336,111 46
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,277,905 73	
10. (*b*) Debts secured by mortgaged land held for sale	430,281 00	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein..	16,856 10	1,725,042 83
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
16. (*d*) Debts secured by Loan Corporations' debentures	156 15	
20. (*h*) Debts secured only on permanent stock or shares of the Corporation.	12,749 87	
22. (*b*) Debts secured by municipal bonds or debentures (City of Toronto)..	77,200 00	
23. (*c*) Debts secured by Board of Trade Bonds.....	100 00	90,206 02
E.—*Cash.*		
31. (*a*) On hand	78 55	
32. (*b*) In bank	20,788 90	20,867 45
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture and fixtures.....	200 00	200 00
Total of assets owned beneficially by Corporation.....	... .	2,172,427 76

CASH ACCOUNT.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance, or contingent account. (Column 1.)
I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.	$ c.
B.—*Sums received wholly or partly on Capital Stock.*	
4. (*b*) Calls on Joint Stock Capital	25 00
C.—*Receipts on Account of Investments, Loans or Debts.*	
(*a*) On mortgages of realty :	
10. (i) Principal	238,366 00
11. (ii) Interest	143,178 56
D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
17. (*a*) Rents	6,550 45
F.—*Borrowed Money.*	
26. (*b*) Borrowed by taking deposits	128,992 34
27. (*c*) Borrowed on debentures	164,668 35
G.—*Receipts from other sources.*	
30. (*a*) Sundry interest, profit on exchange	1,320 60
Totals	683,101 30

Cash Account.

Expenditure for the year ending 31st December, 1898.

		Amount carried to earnings, maintenance or contingent account. (Column 1.)
	I.—Expended on Corporation Account.	
	A.—Sums Loaned or Invested on Capital Account.	$ c.
Item No. 1.	(*a*) Loaned on mortgages of realty	52,667 90
	(*b*) Loaned or invested in other securities, viz.:—	
	(i) On Company's debentures	150 00
	(*c*) Insurances or taxes advanced on property mortgaged to the Corporation, repairs, water rates and cost of restoring buildings destroyed by fire, etc	51,494 86
	B.—Expended on Stock Account.	
8.	Dividends paid on permanent stock (*Extend into Column 1*)	34,724 80
9.	Tax on dividends	708 05
	C.—Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:	
18.	(*a*) Bank account, principal and interest	8,461 71
19.	(*b*) Deposits, including interest	200,583 86
20.	(*c*) Debentures issued in Canada: Principal, $62,458 73; interest.	
21.	(*d*) Debentures issued elsewhere: Principal, $187,342.51; interest. } $51,446.91	301,248 15
	D.—Management Expenses (other than foregoing).	
25.	(*a*) Salaries and fees	7,077 37
26.	(*b*) Commission or brokerage and inspection expenses	3,721 45
27.	(*c*) Auditors fees and scrutineers	510 00
28.	(*d*) Stationery, postage, printing and advertising	705 70
30.	(*f*) Registration fees	180 00
	F.—Balance.	
37.	(*a*) Cash on hand $ 78 55	
	(*b*) Cash in bank 20,788 90	20,867 45
	Totals	683,101 30

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	43,650 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, £57,578	280,203 33
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½ per cent.; on debentures, 4.017 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent.; on other securities, from 3½ per cent. up.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario, and none are on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	34,002 47
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No., 12; amount	24,550 00
11. How often are the securities held by the Corporation valued? Annually or oftener.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? All except two in sums from $500 to $5,000.	
13. When were the accounts of the Corporation last audited? Up to 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed)? For 1898, James Carlyle, M.D., Toronto; Edward B. Freeland, Toronto; for 1899, E. R. C. Clarkson F.C.A., and Edward B. Freeland, Toronto.	

THE VICTORIA LOAN AND SAVINGS COMPANY.

Head Office, Lindsay, Ontario.

Incorporated under the Buildings Societies Act, 1887, c. 169, as amended by 56 V. c. 31 (O.) by declaration filed with the Clerk of the Peace for the County of Victoria, on the 4th September, 1895.

The operations of the company were for a time by law restricted to the county of Victoria (56 V. c. 31, continued by R.S O. 1897, c. 205, s. 8 (4)); but, the company having fulfilled the statutory requirements, was by Letters Patent of Ontario bearing date 11th November, 1898, relieved from the above restriction of its operations.

The lending and the borrowing powers are governed by the Loan Corporations Act R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Victoria Loan and Savings Company of Lindsay, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on Kent street, in the Town of Lindsay, in the Province of Ontario.

The Board is constituted of ten directors holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John Magwood	President	Lindsay, Ont.	Dec. 7th, 1897	February, 1900.
W. H. Clark, M.D.	Vice-President	"	"	"
W. H. Stevens	Director	"	"	"
W. M. Flavelle	"	"	"	"
R. J. McLaughlin	"	"	"	"
C. Chittick	"	"	"	" 1899
S. Armour	"	"	"	"
Rev. N. Hill	"	"	"	"
H. J. Lytle	"	Belleville, Ont.	"	"
John Magwood	Manager	Lindsay, Ont.	"	"
James Low	Secretary	"	"	"

A.—Permanent capital stock: Total amount authorized, $300,000; total amount subscribed, $137,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st Dec., 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$ c.	$ c.
1. Fully called	625	100	62,550	62,500 00	.....
2. Partly called	745	100	74,500	37,764 55	36,735 45
Totals.....	1,370	.....	137,000	100,264 55	36,735 45

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A.—*Permanent Capital Stock or Shares.*		
Item No.			
1.	(a) Ordinary Joint Stock Capital fully called: Total called, $62,500; Total paid thereon	62,500 00	
2.	(b) Ordinary joint stock capital, per cent. called; total called, $; total paid thereon.....	37,764 55	
4.	(d) Dividends declared in respect of (1), (2), but not yet paid.	3,480 10	
6.	(f) Reserve Fund in respect of (1), (2)	953 09	104,697 74
	LIABILITIES TO THE PUBLIC.		
27.	Deposits.....	40,761 69	
28.	Interest on deposits, due, or accrued or capitalized	766 92	
37.	Owing to banks (including interest due or accrued)	3,968 77	45,497 38
	Total actual liabilities.....	.....	150,195 12

BALANCE SHEET AS AT 31ST DECEMBER, 1898

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	141,976 35	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	4,537 75	146,514 10
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
20. (*h*) Debts secured only by Permanent Stock or Shares of the Corporation	2,263 38	
26. (*n*) Interest due or accrued on item 20 and not included therein	47 57	2,310 95
E.—*Cash.*		
31. (*a*) On hand	650 07	650 07
F.—*Assets not hereinbefore mentioned.*		
37. (*b*) Office furniture	720 00	720 00
Total of assets owned beneficially by Corporation		150,195 12

Cash Account.

Receipts for the the year ending 31st December, 1898

—	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.
	$ c	$ c.	$ c.
I.—Received by the Corporation for its own use.			
A.—*Balances from 31st December, 1897.*			
Item No. (*b*) Cash (not already shown under (1)) :			
2. (i) On hand	873 58		
3. (ii) In bank	3,130 16		4,003 74
B.—*Sums received wholly or partly on Capital Stock.*			
4. (*a*) Calls on Joint Stock Permanent Capital		18,874 76	
5. (*b*) Premiums on (4)		2 00	18,876 76
C.—*Receipts on Account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty :			
10. (i) Principal	28,844 89		
11. (ii) Interest	6,891 60		35,736 49
E.—*Miscellaneous.*			
18.—Commission, brokerage (or remuneration as Corporate Agent, trustee, etc.)	45 40		
19. (*b*) Premiums on bonuses or loans	218 27		
20. (*c*) Membership or entry fees (being income of Corporation)	62 80		326 47
F.—*Borrowed Money.*			
25. (*a*) Bank or other advances, discounts	3,968 77		
26. (*b*) Borrowed by taking deposits	56,454 41		60,423 18
G.—*Receipts from other sources, viz.,*			
30. (*a*) Office furniture, etc	270 00		270 00
Totals	100,759 88	18,876 86	119,636 64

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
1. Expended on Corporation Account.		
A.—*Sums Loaned or Invested on Capital Account.*		
Item No.	$ c.	$ c.
1. (*b*) Loaned on mortgages of realty	70,986 74	70,986 74
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock. *(Extend into Column 1.)*	2,392 40	2,392 40
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.:*		
19. (*b*) Deposits: Principal, $42,464.69; interest, $1,533.17	43,997 86	43,997 86
D.—*Management Expenses other than foregoing.*		
25. (*b*) Salaries and fees	738 50	
28. (*d*) Stationery, postage, printing and advertising	127 20	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	254 16	
31. (*g*) Travelling expenses	7 50	
32. (*h*) Registration fees	55 00	
Miscellaneous	17 03	1,199 39
E.—*Other Expenditures, viz.:*		
33. (*b*) Office furniture		410 18
F.—*Balance.*		
37. (*b*) Cash on hand		650 07
Totals		119,636 64

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4.18 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on Mortgages of Realty? 6.21 per cent.	
7. Of the mortgages held by the Corporation, $140,821.75 is on realty situate in Ontario, and $1,154.60 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898? None.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No... ..Amount. None.	
10. Aggregate market value of the land mortgaged to the Corporation, $320,000.00.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager $10,000.	
13. When were the accounts of the Corporation last audited? January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899, D. Eagleson, C.A., Lindsay; R. McCauley, Lindsay.	

THE WESTERN CANADA LOAN AND SAVINGS COMPANY.

Head Office, Toronto, Ontario.

Constating Instruments.

1863. Declaration of incorporation under Consol. Stat. of U. C. chap. 53, filed with the Clerk of the Peace for the County of York on the 13th January, 1863. (Decl. Book II. 41). The original corporate name was The Western Canada Permanent Building and Savings Society.

1874. Act of the Dominion of Canada, 37 V. c. 101, changing the corporate name to The Western Canada Loan and Savings Company ; defining powers, etc.

1876. Act of the Province of Ontario, 39 V. c. 96, confirming change of name.

1886. Act of the Dominion of Canada, 49 V. c. 105, regulating the borrowing powers, the issue of debentures and debenture stock, etc.

1887. Act of the Dominion of Canada, 50-51 V. c. 109, extending the operations of the Company to the whole Dominion, subject to the laws of the several Provinces. (Secs. 1 and 2.)

See Statutes of Canada 1899.

Annual Statement

Of the condition and affairs of The Western Canada Loan and Savings Company, of Toronto, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario pursuant to the laws of the said Province.

The head office of the Corporation is at No. 76 Church street in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors, holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date.)	Will end (date.)
Hon. J. W. Allan	President	Toronto, Ont.	February, 1898	Feb., 1900
George Gooderham	Vice-President	" "	" 1897	" 1899
Thomas H. Lee	Director	" "	" 1898	" 1900
George W. Lewis	Director	" "	" 1897	" 1899
Alfred Gooderham	Director	" "	" 1897	" 1899
Geo. F. Galt	Director	Winnipeg	" 1898	" 1900
Walter S. Lee	Managing Director	Toronto, Ont.	" 1897	" 1899

A. Permanent capital stock : Total amount authorized, $3,000,000 ; total amount subscribed, $3,000,000, as more particularly set out in Schedule A.

SCHEDULE A.

(*a*) *Fixed and Permanent Capital Stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	Number of shares.	Par value of Shares.	——		
		$	$	$	$
1. Fully called	20,000	50	1,000,000	1,000,000	....
2. 25 per cent. called	40,000	50	2,000,000	500,000	1,500,000
Totals.	60,000	....	3,000,000	1,500,000	1,500,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898
(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called : Total called, $1,000,000; total paid thereon.....	1,000,000 00	
2. (*b*) Ordinary joint stock capital, 25 per cent. called : Total called, $500,000 ; total paid thereon.....	500,000 00	
4. (*d*) Dividends declared in respect of (1) and (2) but not yet paid...	45,000 00	
6. (*f*) Reserve fund in respect of (1) and (2).....	770,000 00	
7. (*g*) Contingent fund in respect of (1) and (2).....	6,589 81	
		2,321,589 81
LIABILITIES TO THE PUBLIC.		
27. Deposits	780,979 18	
28. Interest on deposits, due or accrued or capitalized	12,829 78	
29. Debentures issued in Canada	867,473 49	
30. Interest due and accrued on (29)	15,381 82	
31. Debentures issued in Canada and payable elsewhere	2,739,025 38	
32. Interest due and accrued on (31).....	22,422 83	
40. Other liabilities to the public, viz. :		
41. (*a*) Sundry accounts, including coupons outstanding.....	715 28	
		4,438,827 76
Total actual liabilities.....	.....	6,760,417 57

Balance Sheet as as 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows:		
2. (i) At Toronto, held in freehold	15,659 77	
3. (ii) At Winnipeg, Man., held in freehold	114,237 76	
5 (*b*) Freehold land (including buildings) other than foreg ing	124,464 27	
6. (*c*) Leasehold land (including buildings) other than foregoing	71,000 00	325,361 80
B.—*Debts Secured by Mortgages of Land.*		
9. (a) Debts (other than item 10) secured by mortgages of land	5,234,775 60	
10. (*b*) Debts secured by mortgaged land held for sale	695,992 06	5,930,767 66
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
20. (*h*) Debts secured only by Permanent Stock or shares of the Corporation	49,671 19	
22. (*j*) Debts secured by Board of Trade and other Debentures	3,420 00	53,091 19
E.—*Cash.*		
31. (*a*) On hand	931 23	
32. (*b*) In banks	208,377 94	209,309 17
39. (*e*) Municipal debentures	241,887 75	241,887 75
Total of assets owned beneficially by Corporation		6,760,417 57

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4).
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balance from 31st December, 1897.*	
	(*b*) Cash (not already shown under 1):	
2.	(i) On hand	1,122 11
3.	(ii) In bank	292,938 41
	C.—*Receipts on account of investments, loans or debts.*	
	(*a*) On mortgages of realty:	
10.	(i) Principal	524,904 78
11.	(ii) Interest	359,792 94
	(*b*) On other securities:	
12.	(i) Principal, stock loans	8,733 55
13.	(ii) Interest	2,519 92
14.	(i) Principal. } Loans renewed	289,766 99
15.	(ii) Interest. }	
	D.—*Receipts from Real Estate owned beneficially by Corporation.*	
17.	(*b*) Rents	17,096 83
	F.—*Borrowed Money.*	
26.	(*b*) Borrowed by taking deposits	242,532 85
27.	(*c*) Borrowed on debentures	410,270 49
	Totals	2,149,678 87

Cash Account.

Expenditure for the year ending 31st December, 1898.

			Total. (Column 4.)
	I.—Expended on Corporation Account.		$ c.
Item No.	A.—*Sums Loaned or Invested on Capital Account.*		
1.	(*a*) Loaned on mortgages of realty		8426,315 24
	(*b*) Loaned or invested in other securities, viz.:		
2.	(i) Loans renewed		289,766 99
3.	(ii) Stock loans		15,242 00
	(iii) Municipal debentures purchased		234,364 22
	(*c*) Insurances or taxes advanced on property mortgaged to the corporation		16,095 20
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock, including tax		91,530 00
	C.—*Borrowed Money (other than foregoing) or Interest thereon Paid, viz:*		
19.	(*b*) Deposits; Principal $231,222.55 and interest $24,970.19		256,192 74
20.	(*c*) Debentures issued in Canada; Principal, $65,452.20; interest, $32,822 06		98,274 26
21.	(*d*) Debentures issued elsewhere; Principal, 353,432.57; interest, $106,148.26		459;580 83
	D.—*Management Expenses (other than foregoing).*		
25.	(*a*) Salaries and fees		
26.	(*b*) Commission or brokerage		
27.	(*c*) Advances to agents		
28.	(*d*) Stationery, postage, printing and advertising		49,188 22
29.	(*e*) Law costs		
30.	(*f*) Fuel, rent, taxes, (other than in 7) and rates		
31.	(*g*) Travelling expenses		
	E.—*Other Expenditures, viz.:*		
33.	(*a*) Directors' compensation		3,8.0 00
	F.—*Balance.*		
37.	(*a*) Cash on hand	981 23	
	(*b*) Cash in various banks	208,377 94	209,309 17
	Totals		2,149,678 87

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	101,600 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899	503,169 52
3. Amount of other existing obligations to the Corporation which will mature in 1899, none.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.	1,698,101 35
5. Average rate of interest per annum paid by the Corporation during 1898, on deposits, 3.14 per cent. ; on debentures, 3.81 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6.90 per cent. ; on other securities, 5 per cent.	
7. Of the mortgages held by the Corporation $3,465,963.64 is on realty situate in Ontario, and $2,713,359.48 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	17,500 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 79 ; amount	143,457 65
10. Aggregate market value of the land mortgaged to the Corporation	14,000,000 00
11. How often are the securities held by the Corporation valued. Yearly.	
12. ( ) What officers of the Corporation are under bond and for what sum respectively ? All from $1,000 to $10,000.	
13. When were the accounts of the Corporation last audited ? Up to 31st December 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) W. R. Harris, Toronto ; A. E. Osler, Toronto ; A. Wickson, Winnipeg.	

II. LOAN COMPANIES.

B. COMPANIES HAVING TERMINATING AS WELL AS PERMANENT STOCK, OR HAVING TERMINATING STOCK ONLY.

DETAILED REPORTS OF THE SEVERAL COMPANIES.

THE AID SAVINGS AND LOAN COMPANY.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies Act, R. S. O., 1887, c. 169, by declaration filed with the Clerk of the Peace for the County of York, on the 3rd March, 1893.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Aid Savings and Loan Company at the 31st December, 1898, and for the ten months ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 60½ Adelaide street east, in the City of Toronto, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date.)	Will end (date).
R. S. Williams	President	Toronto	3rd February, 1893.	March, 1899.
H. T. Machell, M.D..	Vice-President	"	"	"
R. H. Greene	2nd Vice-President.	"	"	"
R. Harmer	Director.....	"	"	"
J. B. Reid.....	Director.....	"	"	"
W. J. Hare	Director.....	Oshawa, Ont	"	"
E. J. Pearson	Director.....	Toronto	March, 1897.....	"
John Watson	Director.....	"	"	"
A. E. Hill.....	Managing Director.	60½ Adelaide street east		
Benjamin Lloyd.	Secretary	" "		

B. Terminating or withdrawable stock; Total amount subscribed, $328,700; made up as follows:

.....shares fully paid stock, nil; .....shares "prepaid" stock (other than above), nil; 3,287 shares instalment stock (payable by fixed periodical payments) at 50c. and 75c. per share, on which there has been paid in $59,636 04; total number of shares 3,287, subscribed by 385 shareholders, who have paid thereon the total of $59,636.04.

SCHEDULE B.

Shares of terminating or withdrawable stock.	No. of shares.	Amount.	Instalment. No.	Instalment. Amount.
		$ c.		$ c.
Number and amount in force at 28th February, 1898			3,096	49,159 86
" issued during 1898				17,458 80
Gross total in force at any time in 1898				66,618 66
Deduct as follows:				
Withdrawn and paid off during 1898		6,982 62		
Total deduccion		6,982 62		6,982 62
Net total remaining in force 31st December, 1898			3,287	59 636 04
Total amount distributed or credited in 1898:				
2. As dividends out of profits				2,995 94
Rate or rates per cent. of such dividends				

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

	$ c.	$ c.
CAPITAL, LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.		
Item No. B.—*Terminating Capital Stock or Shares.*		
20. (*g*) Instalment stock: Total issue now in force, 3,287 shares at $100 per share $ on which has been paid	59,636 04	
21. (*h*) Profits or accrued interest on (20) credited or appropriated, but not paid out	2,995 94	
22. (*i*) Profits or accrued interest on (20) not credited or appropriated	26 89	
23. (*j*) Instalments or premiums paid on (20) in advance	75	
C.—*Liabilities to Stockholders or Shareholders, other than as already shown under A or B viz.:*		
24. Contingent or reserve fund	820 00	
		63,479 62
Total actual liabilities		63,479 62

LIABILITIES TO THE PUBLIC—None.

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I. Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	50,845 70	
10. (*b*) Debts secured by mortgaged land held for sale	2,544 11	
		53,389 81
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	6,440 00	
22. (*j*) Debts secured by ten shares of stock	1,000 00	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	1,263 82	
		8,703 82
E.—*Cash.*		
32. (*b*) In bank	1,385 99	
		1,385 99
Total of assets owned beneficially by Corporation		63,479 62

Cash Account.

Receipts for the ten months ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)
	$ c.
I.—Received by the Corporation for its own use.	
B.—*Sums Received Wholly or Partly on Capital Stock.*	
8. (*e*) Fees on Instalment Building Society Stock	2,112 77
Totals	2,112 77

Cash Account.

Expenditure for the ten months ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)
	$ c.
I.—Expended on Corporation Account.	
D.—*Management Expenses (other than foregoing.)*	
Item No. 25. (*a*) Salaries and fees	1,116 60
26. (*b*) Commission or brokerage	405 11
27. (*c*) Advances to agents	181 10
28. (*d*) Stationery, postage, printing and advertising	137 87
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	105 00
31. (*g*) Travelling expenses	147 75
F.—*Balance.*	
37. (*a*) Cash on hand	19 34
Totals	2,112 77

Miscellaneous Statement for the Ten Months Ending 31st December, 1898.

	$ c.
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6¼%; on other securities, 9%.	
7. Of the mortgages held by the Corporation $50,845.70 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898, none.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, number, *nil*; amount, *nil*.	
10. Aggregate market value of the land mortgaged to the Corporation, $60,000.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Secretary, $2,000; Manager, $1,000	
13. When were the accounts of the Corporation last audited? December 31st, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed): W. C. Edges, F.C.A.; W. B. Tindall, F.C.A. of Toronto.	

THE BIRKBECK INVESTMENT, SECURITY AND SAVINGS COMPANY OF TORONTO.

Head Office, Toronto, Ont.

Incorporated under the Building Societies' Act (R. S. O. 1887, c. 169), by declaration filed with the Clerk of the Peace for the County of York, on the 10th May, 1893. (Decl. Book II, 92.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

See Statutes of Canada 1899.

Annual Statement

Of the condition and affairs of the Birkbeck Investment, Security and Savings Company of Toronto, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 21 Melinda street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date.)	Will end (date).
H. P. Dwight.	President	Toronto	1st July, 1898.	Dec. 31st, 1899
Thomas Long	Vice-President	"	" "	" "
S. H. Ewing	Vice-President	Montreal.....	" "	" "
Stapleton Caldecott.....	Director	Toronto	" "	" "
W. E. Wellington.....	Director	"	" "	" "
F. W. G. Fitzgerald.....	Manager..... / Secretary	"		

A. Permanent capital stock : total amount authorized, $5,000,000 ; total amount subscribed, $602,800, as more particularly set out in Schedule A hereto.

Schedule A.

(a).—Fixed and permanent Capital Stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No of shares.	Par value of shares.	—		
		$	$ c.	$ c.	$ c.
1. Fully paid	1,395	100	139,500 00	139,500 00	.....
2. Prepaid ($50 shares)	4,633	100	463,300 00	231,650 00	231,650 00
Totals	6,028	.....	602,800 00	371,150 00	231,650 00

List of Shareholders as at 31st December, 1898.
(Not printed.)

595 shares "prepaid" stock (other than above) at $40 per share, on which there has been paid in $23,800; 14,018 shares instalment stock (payable by fixed periodical payments) at $100 per share, on which there has been paid in $171,886.21. Total number of shares 14,613, subscribed by 1,522 shareholders, who have paid thereon the total of $195,686 21.

Schedule B.

	Prepaid.		Instalment		Total.
	No.	Amount.	No.	Amount.	
Shares of Terminating or Withdrawable Stock.		$		$	$ c.
Number and amount in force 31st December, 1897	584	58,300	12,024	1,202,400	1,260,700
" issued during 1898	53	5,300	3,896	389,600	394,900
Gross total in force at any time in 1898	636	63,600	15,920	1,592,000	1,655,600
Deduct as follows:	No. of shares	Amount $			
Withdrawn and paid off during 1898	1,908	190,800			
Converted into permanent stock during 1898	35	3,500			
Total deduction	1,943	194,300	41	4,100	1,902 190,200 194 300
Net total remaining in force at 31st December, 1898	595	59,500	14,018	1,401,800	1,461,300
Total amount distributed or credited in 1898.—					
(1) As interest	.....	2,113.80	... .	10,351 14	.....

Balance Sheet as at 31st December, 1898.

Dr. *Capital and Liabilities*

	$ c.	$ c
Capital (Liabilities to Stockholders or Shareholders).		
Item No. B.—*Permanent Capital Stock or Shares.*		
14. (*a*) Fully paid stock: total in force, 1,395 shares at $100 per share	139,500 00	
17. (*d*) Prepaid stock: total in force, 4,633 shares at $50 per share of $100, on which has been paid	231,650 00	
18. (*e*) Profits or accrued interest on (17) credited or appropriated but not yet paid	3,744 90	
Terminating:—		
20. (*g*) Instalment stock: Total issue now in force, 14,018 shares at $100 per share, $1,401,800, on which has been paid	171,886 21	
21. (*h*) Profits or accrued interest on (20) credited or appropriated but not paid out		
23. (*a*) Prepaid stock: total in force, 595 shares at $40 per share of $100 on which has been paid	23,800 00	
23. (*b*) Profits or accrued interest on (23*a*) credited or appropriated but not yet paid	2,233 76	
24. Reserve fund	14,000 00	
25. Profits on (17), (20) and (23) not credited or appropriated	9,991 17	
26. Dividends declared in respect of (14) and (17) but not yet paid	10,804 55	
		607,6 0 59
Liabilities to the Public.		
39. Due on loans in process of completion or to pay assumed mortgages	29,700 00	
40. Other liabilities to the public, viz:—		
41. (*b*) Contingent account	52 70	
		29,75 ! 70
Total actual liabilities	....	637,393 29

Balance Sheet as at 31st December, 1898.

Cr.

	$ c	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—Debts secured by Mortgages of Land.		
Item No. 9. (*a*) Debts (other than item 10) secured by mortgages of land	538,985 23	
10. (*b*) Debts secured by mortgaged land held for sale	14,086 41	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	3,022 37	556,094 01
C.—Debts not above Enumerated for which the Corporation Holds Securities as follows.		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	500 00	
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	3,141 00	
22. (*j*) Insurance premiums advanced for borrowers	454 53	
23. (*k*) Taxes advanced for borrowers	1,137 50	5,223 03
E.—Cash.		
32. (*b*) In bank	73,994 47	73,994 47
F.—Assets not hereinbefore mentioned.		
37. (*a*) Office furniture	1,196 47	
38. (*b*) Licenses	342 00	
39. (*c*) Agent's balances	503 31	2,041 78
Total of assets owned beneficially by Corporation		637,363 29

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account.		Total. (Column 4.)
		Terminating capital. (Column 2.)	Permanent capital, including reserve. (Column 3.)	
	$ c.	$ c.	$ c.	$ c.
I.—Received by the Corporation for its own use.				
Item No. A.—*Balances from 31st December, 1897.*				
1. (*a*) Capital account	43,082 67			43,082 67
B.—*Sums received wholly or partly on capital stock.*				
6. (*c*) Sales of fully paid building society stock			48,500 00	48,500 00
7. (*d*) Sales of prepaid building society stock		2,340 00	11,694 62	14,034 62
8. (*e*) Dues on instalment building society stock		72,806 81		72,806 81
9. (*f*) Premiums on (6), (7) and (8)	2,372 25			2,372 25
C.—*Receipts on account of Investments, Loans or Debts.*				
(*a*) On mortgages of realty :—				
10. (i) Principal			43,451 69	43,451 69
11. (ii) Interest			45,393 19	45,393 19
(*b*) On other Securities :—				
12. (i) Principal			2,604 00	2,604 00
13. (ii) Interest or Dividends			164 66	164 66
D.—*Receipts from Real Estate owned Beneficially by Corporation.*				
16. (*a*) Sales			2,404 59	2,404 59
17. *b* Rents	1,650 08			1,650 08
E.—*Miscellaneous.*				
18. (*a*) Commission, brokerage (or remuneration as corporate agent, trustee, etc)	871 64			871 64
20. (*c*) Membership or entry fee (being income of Corporation)	2,887 00			2,887 00
21. (*d*) Fines	182 40			182 40
24. (*g*) Conversions of terminating stock into permanent stock. (*Extend into Column 3.*)			1,360 67	1,360 67
G.—*Receipts from other sources, viz.:*				
30. (*a*) Transfer fees	13 00			
(*b*) Agent's accounts	1,906 95			
(*c*) Insurance premiums	240 25			
(*d*) Legal expenses	58 44			
(*e*) Taxes returned	109 54			2,328 18
Totals	53,374 22	75,146 81	155,573 42	284,094 45

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1).	Amount carried to capital account.		Total. (Column 4).
		Terminating capital. (Column 2).	Permanent capital, including reserve. (Column 3).	
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*				
Item No. 1. (*a*) Loaned on mortgages of realty			148,021 25	148,021 25
(*b*) Loaned or invested in other securities:				
(i) Stock Loans			3,411 00	3,411 00
32. (*h*) Insurance or taxes advanced on property mortgaged to the corporation			3,360 37	3,360 37
B.—*Expended on Stock Account.*				
8. Dividends paid on permanent stock. (*Extend into Column 1*)	19,558 72			19,558 72
11. Paid for Terminating Stock withdrawn. (*Extend into Column 1 or 2; or divide between 1 and 2, as the case may be*).	1,366 88	13,160 52		14,527 40
16. Terminating stock converted into permanent. (*Extend into Column 2*)		1,360 67		1,360 67
D.—*Management Expenses (other than foregoing).*				
25. (*b*) Salaries and Fees	7,267 03			
26. (*c*) Commission or Brokerage	1,867 06			
28. (*d*) Stationery, Postage, Printing and Advertising	1,849 62			
29. (*e*) Law costs	248 74			
30. (*f*) Fuel, Rent, Taxes (other than in 7) and rates	1,694 89			
31. (*g*) Travelling Expenses	1,410 21			14,337 35
E.—*Other Expenditures, viz.:*				
33. (*a*) Office furniture,	290 73			
34. (*b*) Discount on advance payments	51 27			
35. (*c*) Membership fees	2,887 00			
36. (*d*) Agents account	2,354 02			5,583 02
F.—*Balance.*				
(*b*) Cash in various banks	73,994 47			73,994 47
Totals	114,840 64	14,521 19	154,732 62	284,094 45

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, ; on debentures, ; on debenture stock, .	
7. Of the mortgages held by the Corporation, $92,010 is on realty situate in Ontario, and $448,205.23 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	11,614 26
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No. 4; amount	6,000 00
10. Aggregate market value of the land mortgaged to the Corporation, $900,358.70.	
11. How often are the securities held by the Corporation valued? Valued in all doubtful cases.	
12. (*b*) What officers of the Corporation are under bond and for what sum respectively? Accountant, $1,000; inspector, $1,000; western manager, $2,000; manager, $4,000; all agents, local treasurers having collection and custody of Company's money are also bonded, in sums varying from $200 to $1,000, according to the needs of the particular case.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898-1899 (if appointed): George D. Perry, A. C. McConnell, Toronto.	

THE BIRKBECK LOAN COMPANY.

Head Office, London, Ont.

Incorporated under the Building Societies Act, (R.S.O. 1887, c. 169) by declaration filed with the Clerk of the Peace for the County of Middlesex, on the 11th February, 1893 (Decl. Book I., 75.)

The borrowing and the lending powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Birkbeck Loan Company of London, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 169 Dundas Street, in the City of London, in the Province of Ontario.

The Board is constituted of four directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
R. J. C. Dawson	President	London	28th January, 1898.	27th January, 1899.
J. B. Campbell	Vice-President	"	"	"
W. S. B. Barkwell	Treasurer	"	"	"
W. H. Hortman	Director.	"	"	"
T. H. Luscombe	Secretary.	"	2nd " 1896.	31st Dec., 1900

A Permanent capital stock : total amount authorized, $1,000,000 ; total amount subscribed, $113,200.00, as more particularly set out in Schedule A hereto.

Schedule A.

(a) — Fixed and permanent capital stock created by virtue of Building Society Acts

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.			
		$	$ c.	$ c.	$ c.
1. Partly called	1,132	100	113,200 00	63,124 86	50,075 14

List of Shareholders as at 31st December, 1898.

(Not printed.)

B. Terminating or withdrawable stock : total amount subscribed, $228,700, made up as follows :—

265 shares "Prepaid" stock (other than above) in force at $100 per share, on which there has been paid in $10,309.02 ; 2,022 shares instalment stock (payable by fixed periodical payments) in force at $100 per share, on which there has been paid in $18,559.42. Total number of shares 2,287, subscribed by—shareholders, who have paid thereon the total of $28,868.44.

SCHEDULE B

	Fully paid.		Prepaid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.				$		$	$
Number and amount in force at 31st Dec., 1897	Included in prepaid.		249	24,900	2,608	260,800	285,700
Number and amount issued during 1898.....			84	8,400	731	73,100	81,500
Gross total in force at any time in 1898	....	.....	333	33,300	3,339	333,900	367,200
Deduct as follows :							
Withdrawn and paid off during 1898.....	....	.....	50	5,000	495	49,500	54,500
Retired by Corporation during 1898.....	....	.....	5	500	784	78,400	78,900
Transferred during 1898.....	....	.....	13	1,300	38	3,800	5,100
Net total remaining in force at 31st Dec., 1898	....	.....	265	26,500	2,022	202,200	228,700
Total amount distributed or credited in 1898 :							
(1) As interest, $474.02. Rate of such interest, per cent. per annum, 6 per cent.							
(2) As dividends out of profits, $6,168.77. Rate or rates per cent. of such dividends, 4, 5, 7 and 10 per cent.							

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

Item No.		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A.—*Permanent Capital Stock or Shares.*		
1.	(*a*) Ordinary joint stock capital fully called : total called, $113,200 00 ; total paid thereon, $63,124 86 ; extended, less premium.....	52,474 29	
4.	(*d*) Dividends declared in respect of (1) but not yet paid:....	2,056 19	
5.	(*e*) Unappropriated profits in respect of (8)	89 65	
7.	(*g*) Contingent fund in respect of (8).....	800 00	
	B.—*Terminating Capital Stock or Shares.*		
17.	(*d*) Prepaid stock : total in force, 265 shares at $100 per share, on which has been paid.	9,406 70	
18.	(*e*) Profits or accrued interest on (17) credited or appropriated but not yet paid.....	902 32	
19.	(*f*) Profits or accrued interest on (17) not credited or appropriated... .	364 21	
20.	(*g*) Instalment stock : total issue now in force, 2,022 shares at $100 per share, $202,200.00, on which has been paid	18,559 42	
			84,652 78
	LIABILITIES TO THE PUBLIC.		
38.	Due on bills payable other than (37) (including interest due or accrued).	2,700 00	
39.	Due on loans in process of completion or to pay assumed mortgages....	4,875 00	7,575 00
	Total actual liabilities	.....	92,227 78

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property owned beneficially by Corporation.*		
5. (*b*) Freehold lands (including buildings) other than foregoing	692 17	
		692 17
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.....	66,823 46	
10. (*b*) Debts secured by mortgaged land held for sale	5,734 29	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	1,560 80	
		74,118 55
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation.....	7,071 72	
21. (*i*) Debts secured only by Terminating Stock or shares of the Corporation.....	838 64	
22. (*j*) Debts secured by both Permanent and Terminating Stock of the Corporation ...	587 00	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	346 20	
		8,843 56
D.—*Unsecured Debts.*		
27. (*a*) Loaned to expense fund	3,148 73	
28. (*b*) Permanent stock held for sale	2,166 67	
29. (*c*) In agents' hands	725 48	
		6,040 80
E.—*Cash.*		
31. (*a*) On hand.....	97 74	
32. (*b*) In Bank	2,434 88	
		2,532 62
Total assets owned beneficially by Corporation.....	.....	92,227 78

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.				
	A.—*Balance from 31st December, 1897.*	$ c.	$ c.	$ c.	$ c.
	b) Cash (not already shown under (1))		500 00		500 00
2.	(i) On hand	1,121 03			1,121 03
3.	(ii) In bank	975 81	1,579 61		2,555 42
	(iii) Expense account on hand	241 66			241 66
	B.—*Sums Received Wholly or Partly on Capital Stock.*				
4.	(*a*) Sales of Joint Stock Permanent Capital			4,401 19	4,401 19
7.	(*d*) Sales of prepaid Building Society Stock		1,257 28		1,257 28
8.	(*e*) Dues on Instalment Building Society Stock		6,612 46		6,612 46
9.	(*g*) Dividends on stock capitalized		1,654 01	45 76	1,699 77
	C.—*Receipts on Account of Investments, Loans or Debts.*				
	(*a*) On mortgages of realty :—				
10.	(i) Principal		18,257 76		18,257 76
11.	(ii) Interest.	5,293 73			5,293 73
	(*b*) On other securities :—				
12.	(i) Principal		1,743 12		1,743 12
13.	(ii) Interest or dividends	640 18			640 18
	(*c*) Unsecured debts :—				
15.	(ii) Interest transferred from expense fund	134 56			134 56
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*				
17.	*b*) Rent	20 00			20 00
	E.—*Miscellaneous.*				
21.	(*d*) Fines	184 12			184 12
22.	(*e*) Forfeitures or Lapses (*Extended into Column 1*)	126 34			126 34
	F.—*Borrowed Money.*				
25.	(*a*) Bank or other advances	7 60	2,700 00		2,707 60
29.	(*e*) Borrowed otherwise, viz.: assumed mortgages		1,200 00		1,200 00
	G.—*Receipts from other Sources, viz. :*				
30.	(*a*) Receipts for expense fund	6,719 86			6,719 86
	(*b*) Profits on withdrawal	209 22			209 22
	(*c*) Transfer fees	7 00			7 00
	(*d*) Interest due and unpaid	1,907 00			1,907 00
	Totals	17,588 11	35,504 24	4,446 95	57,539 30

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account.	Amount carried to capital account.		Total.
		Terminating capital.	Permanent capital, including reserve.	
	(Column 1.)	(Column 2.)	(Column 3.)	(Column 4.)
	$ c.	$ c.	$ c.	$ c.
I.—Expended on Corporation Account.				
A.—Sums loaned or invested on Capital Account.				
Item No.				
1. (*a*) Loaned on mortgages of realty	.....	21,657 97	.....	21,657 97
(*b*) Loaned or invested in other securities, viz:				
2. (i) On Company's stock, permanent	.....	.....	455 00	455 00
3. (ii) On Company's stock, terminating	.....	632 24	.....	632 24
(iii) Expense fund	.....	3,148 73	.....	3,148 73
7. (*d*) Incumbrances on realty paid off	276 46	1,750 00	.....	2,026 46
(*e*) Interest due and unpaid in 1897	1,121 03	.....	.....	1,121 03
B.—Expended on Stock Account.				
8. Dividends paid on permanent stock	3,842 81	.....	.....	3,842 81
9. Dividends paid on terminating stock	626 19	.....	.....	626 19
10. Interest paid on terminating stock (allowed on prepayments)	6 09	.....	.....	6 09
11. Paid for terminating stock withdrawn	159 87	7,449 97	.....	7,609 84
13. Profits paid on (11) and (12)	.....	209 22	.....	209 22
15. Terminating stock retired	.....	126 34	.....	126 34
Dividends on terminating stock capitalized	1,699 77	.....	.....	1,699 77
Permanent stock held for sale	.....	.....	2,166 67	2,166 67
C.—Borrowed money (other than foregoing) or interest thereon paid, viz.:				
18. (*a*) Bank account (principal and interest)	31 60	.....	.....	31 60
Surplus on prepaid stock carried to expense fund	52 72	.....	.....	52 72
D.—Management expenses (other than foregoing):				
25. (*a*) Salaries and fees	1,220 25	.....	.....	1,220 25
26. (*b*) Commission or brokerage	245 68	.....	.....	245 68
27. (*c*) Agents' commission, salary, etc.	2,774 90	.....	.....	2,774 90
28. (*d*) Stationery, postage, printing and advertising	456 42	.....	.....	456 42
29. (*e*) Law costs	395 00	.....	.....	395 00
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	382 72	.....	.....	382 72
32. (*h*) Registration fees	34 00	.....	.....	34 00
33. (*a*) General (premiums on bonds, telegrams, express, care of office, etc.)	109 28	.....	.....	109 28
35. (*c*) Balance in agents' hands	208 71	.....	.....	208 71
36. (*d*) Transferred to interest account	134 56	.....	.....	134 56
Bills payable	1,000 00	.....	.....	1,000 00
F.—Balance.				
37. (*a*) Interest due and unpaid	1,907 00	97 74	.....	2,004 74
Cash on hand, including—				
(*b*) Cash in bank, contingent fund	300 00	1,616 20	.....	2,434 88
Cash balance	518 68			
(*c*) Cash in agents' hands	84 37	641 11	.....	725 48
Totals	17,588 11	37,329 52	2,621 67	57,539 30

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 8.13 per cent. ; on other securities, 7.4 per cent.	
7. Of the mortgages held by the Corporation $73,249.92 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898	692 17
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No., 10 ; amount, $6,112.95.	
10. Aggregate market value of the land mortgaged to the Corporation, $133,189.92.	
11. How often are the securities held by the Corporation valued? Once.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Secretary, $2,000 ; Treasurer, $1,000.	
13. When were the accounts of the Corporation last audited? Audited monthly, with completed audit at end of year.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed)? J. B. Laidlaw, London, Ont ; W. A. Eastwood, London, Ont.	

CANADIAN HOMESTEAD LOAN AND SAVINGS ASSOCIATION.

Head Office, Toronto, Ontario.

Incorporated by declaration under The Building Societies Act, R.S.O. 1877, c. 164; the declaration was filed with the Clerk of the Peace for the County of York, 24th September, 1886 (Decl. Book II., 63).

For the lending and the borrowing powers see Loan Corporations Act, R S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Canadian Homestead Loan and Savings Association of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 72 King street east, in the City of Toronto, in the Province of Ontario.

The Board is constituted of eight directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John Hillock	President	Toronto, Ont.	9th Nov., 1897	28th Feb., 1899
John Firstbrook	Vice-President	"	"	"
Richard T. Coady	Treasurer	"	"	"
Rev. E. T. Fox	Director	"	"	"
R. Chalkley	"	"	"	"
James Brandon	"	"	"	"
Frederick Diver	"	"	"	"
A. J. Pattison	Manager	"		

A. Permanent capital stock: total amount authorized, $500,000; total amount subscribed, $105,400, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon	Total amount uncalled and constituting an asset of the Corporation.
	No. shares.	Par value.			
		$	$	$ c.	$ c.
1. Fully called	202	100	20,200	19,820 00	380 00
3. Instalment (payable by fixed periodical payments and is still in process of payment, subject to call)	852	100	85,200	8,428 44	76,771 56
Totals	1,054	.....	105,400	28,248 44	77,151 56

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

B. Terminating or withdrawable stock: Total amount subscribed, $337,250, made up as follows:—

256 shares fully paid stock at $100 per share $25,600, on which there has been paid in $25,452 50; 302 shares "prepaid" stock (other than above) at $100 per share $30,200, on which there has been paid in and credited $16,993 23; 2,814½ shares instalment stock (payable by fixed periodical payments) at $100 per share, $281,450, on which there has been paid in $53,075 32 Total number of shares 3,372½, subscribed by....shareholders, who have paid thereon the total of $95,521.05.

SCHEDULE B.

	Fully paid.		Prepaid.		Instalment.		Total.
	No.	Amount	No.	Amount	No.	Amount	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$		$		$	$
Number and amount in force 30th Sept., 1897	396	39,600	375	37,500	3,204½	320,450	397,550
Number and amount issued during 15 months ending 31st Dec., 1898	70	7,000	40	4,000	1,264	126,400	137,400
Gross total in force at any time during 15 months ending 31st Dec., 1898	466	46,600	415	41,500	4,468½	446,850	534,950
Total deductions for 15 months	210	21,000	113	11,300	1,654	165,400	197,700
Net total remaining in force 31st Dec., 1898	256	25,600	302	30,200	2,814½	281,450	337,250
Total amount distributed or credited during 15 months ending 31st Dec. in 1898.							
(2) As dividends out of profits	....	2,167.04	....	995.05	.....	4,410 63	7,572.72
Rate or rates per cent. of such dividends, 4, 4½ 5%..							

Balance Sheet as at 31st December, 1898.

Capital and Liabilities.

Dr.

Item No.		$ c.	$ c.
	Capital (Liabilities to Stockholders or Shareholders)		
	A.—*Permanent Capital Stock or Shares.*		
1.	(*a*) Ordinary capital fully called; total called, $20,200: total paid thereon	19,820 00	
2.	(*b*) Instalment capital called: Total called, ; total paid thereon.	8,428 44	
5.	(*e*) Unappropriated profits in respect of (1) and (2)	122 05	
			28,370 40
	B.—*Terminating Capital Stock or Shares.*		
14.	(*a*) Fully paid stock: Total in force 256 shares at $100 per share	25,452 50	
17.	(*d*) Prepaid stock: Total in force 302 shares at $100 per share, on which has been paid	16,993 23	
20.	(*g*) Instalment stock: Total issue now in force 2,814½ shares at 50 cents and $1.00 per month per share of $100, on which has been paid	53,075 32	
21.	(*h*) Profits or accrued interest on 20 credited or appropriated but not yet paid out	9,599 64	
	C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.:*		
24.	Reserve	8,200 00	
25.	Profit and loss	67 12	
			113,387 81
	Liabilities to the Public.		
27.	Deposits	2,562 84	
40.	Other liabilities to the public, viz.:		
41.	(*a*) Sundry small accounts	3 00	
			2,565 84
	Total actual liabilities		144,324 14

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by mortgages of land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	121,448 78	
10. (*b*) Debts secured by mortgaged land held for sale	8,312 78	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	2,900 90	
12. (*d*) Of the debts mentioned in item 9, the sum of $4,417.96 is due by directors or officers of the Corporation. (*Not extended*) $4,417.96		132,662 46
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
21. (*i*) Debts secured only on terminating stock or shares of the corporation	3,315 57	
22. *j*) Debts secured by stock collaterals	5,532 67	8,848 24
E.—*Cash.*		
32. (*b*) In bank		1,298 57
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture and fixtures	500 00	
38. (*b*) Office rents	429 87	
39. (*c*) Stock expense account	585 00	1,514 87
Total of assets owned beneficially by Corporation		144,324 14

Cash Account.

Receipts for the fifteen months ending 31st December, 1898.

——	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
A.—*Balances from 30th September, 1897.*			
Item No. 1. (*a*) Cash (not already shown under 1)): 3. (i) In bank			1,775 11
B.—*Sums Received Wholly or Partly on Capital Stock.*			
4. (*a*) Calls on permanent capital		10,451 52	10,451 52
6. (*c*) Sales of fully paid Building Society Stock	7,000 00		
7. (*d*) Sales of prepaid Building Society Stock	2,231 10		
8. (*e*) Dues on Instalment Building Society Stock	19,204 85		28,435 95
C.—*Receipts on Account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty :—			
10. (i) Principal			40,834 26
11. (ii) Interest	10,593 42		10,593 42
(*b*) On other securities : 12. (i) Principal			2,020 26
13. (ii) Interest or dividends			
D.—*Receipts from Real Estate owned Beneficially by Corporation.*			
16. (*a*) Sales (not included in any of foregoing items)			502 59
17. (*b*) Rents	718 43		718 43
E.—*Miscellaneous.*			
19. (*b*) Premium or bonus on loans			512 65
21. (*d*) Fines and fees			115 80
F.—*Borrowed Money.*			
26. (*b*) Borrowed by taking deposits			3,700 44
G.—*Receipts from other Sources, viz.* :			
30. (*a*) For fire insurance on account of loss			199 25
(*b*) Sundry items			214 33
Totals	28,435 95	10,451 52	100,074 01

Cash Account.

Expenditure for fifteen months ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*			
Item No. 1. (*a*) Loaned on mortgages of realty			8,065 52
(c) Loaned or invested in other securities, viz.:			
2. (i) On share and stock collaterals			1,482 50
(ii) On property			800 09
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into Column 1*)	1,277 92		1,277 92
9. Dividends paid on terminating stock. (*Extend into Column 1*)	2,167 04		2,167 04
11. Paid for terminating stock withdrawn. (*Extend into column 1 or 2: or divide between 1 and 2, as case may be*)		61,259 64	61,259 64
13. Profits paid on (11) and (12). (*Extend as in 11*)	4,552 84		4,552 84
C.—*Borrowed money (other than foregoing) or Interest Thereon Paid, viz:*			
18. (*a*) Bank account (principal and interest)			
19. (*b*) Deposits: Principal			12,698 86
D.—*Management Expenses (other than foregoing.)*			
25. (*a*) Salaries and fees	2,400 00		
27. (*c*) Advances to agents	2,097 72		
28. (*d*) Stationery, postage, printing and advertising	329 60		
29. (*e*) Law costs, valuation fees	54 72		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	635 00		
31. (*g*) Expenses	836 41		
32 (*h*) Miscellaneous payments	8 33		6,361 78
E.—*Other expenditures, viz.:*			
33. (*a*) Fire insurance loss returned	199 25		199 25
F.—*Balance.*			
(*b*) Cash in bank			1,298 57
Totals			100,074 01

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None issued.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None issued.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None issued.	
4. Amount of securities held by the Corporation which will become payable to the Corporation in 1899	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, about 6½%; on other securities, about 5%.	
7. Of the mortgages held by the Corporation $121,448.78 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898	1,334 96
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—No., 1; amount	1,040 64
12. (a) What officers of the Corporation are under bond and for what sum respectively? Secretary, Manager and Treasurer, $5,000.	
13 When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Name and address of the auditors respectively for 1898 and 1899 (if appointed). Chas. Arnoldi, Toronto; R. J. Hodge, Toronto.	

THE CANADIAN MUTUAL LOAN AND INVESTMENT COMPANY.

Head Office, Toronto

Incorporated under the Building Societies Act (R. S O. 1887, c. 169), by declaration filed with the Clerk of the Peace for the County of York, on 13th June, 1890. (Decl. Book II., 75.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R S. O., 1897, c. 205.

Annual Statement

Of the condition and affairs of the Canadian Mutual Loan and Investment Company of Toronto, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 51 Yonge street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
J. J. Withrow	President	Toronto, Ont.	Feb. 22nd, 1898	Feb. 28th, 1899.
Geo. H. Gooderham	Vice-President	"	"	"
A. J. Jackson	Director	"	"	"
J. H. Mitchell	"	"	"	"
E. A. Badenach	"	"	"	"
Jas. E. McDougall	Trustee	"	"	"
E. F. Clark	"	"	"	"
A. S. Irving	"	"	"	"
A. J. Jackson	Manager	"	"	"
J. H. Mitchell	Secretary	"	"	"

A.—Permanent capital stock : Total amount authorized, $5,000,000 ; total amount subscribed ....

List of Shareholders as at 31st December, 1898.

(Not printed)

B. Terminating or withdrawable stock : Total amount subscribed, $3,612,900, made up as follows :

4,793 shares "prepaid" stock (other than above) at .....per share, $479,300, on which there has been paid in, $202,488.60 ; 31,336 shares instalment stock (payable by fixed periodical payments) at $100 per share, $3,133,600, on which there has been paid in $1,050,009.85 ; total number of shares 36,129, subscribed by 5,357 shareholders, who have paid thereon the total of $1,253,498.45.

SCHEDULE B.

Shares of terminating or withdrawable stock.	Prepaid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
		$ c.		$ c.	$ c.
Dividend 1897, $50 P. P. stock .... $20,517 70 Less 6% dividend..... 17,146 25					
Dividend 1897, instalment stocks 7	.....	3,371 45	.....	87,585 74	.....
Number and amount in force at 31st Dec., 1897	5,665	249,046 04	35,168	864,167 03	1,204,170 26
" issued during 1898, from Dec., 1897, to Nov., 1898, inclusive	54	256 14	2,426	176,224 11	176,480 25
Dividend 1898 (including apportionment to redeemed and Ret. P.P. stocks)	.....	24,606 05	.....	64,590 91	89,196 96
Gross total in force at any time in 1897.....	5,719	277,279 68	37,594	1,192,567 79	1,469,847 47
Deduct as follows :					
Withdrawn and paid off during 1898	10	429 72	4,934	105,460 85	105,890 57
Retired by Corporation during 1898.....	184	8,352 25	244	15,597 09	23,949 34
Converted into permanent stock during 1898	.....	.....	.....	.....	.....
Forfeited and lapsed during 1898	.....	.....	.....	.....	.....
Expense $50 P. P. stock	.....	6,679 20	.....	.....	6,679 20
Redeemed during 1898	732	41,514 00	875	....	41,514 00
Dividend paid during 1898	.....	17,815 91	.....	.....	17,815 91
Matured during 1898.....	.....	.....	205	20,500 00	20,500 00
Total deduction	926	74,791 08	6,258	141,557 94	216,349 02
Net total remaining in force at 31st Dec., 1898.	4,793	202,488 60	31,336	1,051,009 85	1,253,498 45

Total amount distributed or credited in 1898 :	
Dividend of 7 per cent. on ordinary instalment shares.	$61,011 43
" 7 " on reduced payment instalment shares.....	3,493 44
" 7 " on short term iustalment shares.....	86 04
" 7 " $40 prepaid stock retired.....	19 60
" 7 " $50 prepaid including apportionment to retired and redeemed ..	22,453 16
" apportionment to $50 prepaid stock series "B" to equalize value of shares....	2,133 29
	$89,196 96

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

Item No.		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	B.—*Terminating Capital Stock or Shares.*		
. (*d*)	Prepaid stock : total in force 4,793 shares at $50 per share, on which has been paid	187,931 06	
. (*e*)	Profits or accrued interest on (17) credited or apportioned, but not yet paid for year 1898	14,557 54	
20. (*g*)	Instalment stock : total issue now in force 31,336 shares at 60 and 30 cents per share of $100, on which has been paid.....	986,418 94	
21. (*h*)	Profits or accrued interest on (20) credited or appropriated but not paid out for year 1898.....	65,590 91	
	C.—*Liabilities to Stockholders or Shareholders other than as already shown under A and B, viz.:*		
	Contingent reserve fund, $22,553.52 ; borrowers guarantee fund, $1,223.89	23,777 41	
.	Principal new loaning plans	809 65	
.	Unclaimed dividends and balances.....	57 49	
7.	Profit and loss	21,572 62	
			1,299,715 62
	Total actual liabilities.....	.....	1,299,715 62

Balance Sheet as at 31st December, 1898.

Cr.

——	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts secured by Mortgages of Land.*		
Insurance premium, taxes, etc	23,411 53	
9. (*a*) Debts (other than item 10) secured by mortgages of land	962,269 00	
10. (*b*) Debts secured by mortgaged land held for sale	57,064 07	
11. (*c*) Interest due and accrued on item 9 and not included therein	16,671 85	
		1,059,416 45
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	74,603 00	
22. (*j*) Debts secured by real estate	36,632 41	
		111,235 41
E.—*Cash*		
31. (*a*) On hand	284 57	
32. (*b*) In banks and trusts company	97,319 65	
		97,603 22
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Agents' balances, etc	1,799 95	
38. (*b*) Interest receivable	297 70	
39. (*c*) Office furniture	2,452 09	
40. (*d*) Debentures	17,869 67	
41. (*e*) Interest current for December, 1898	5,125 17	
42. (*f*) Premium " " 1898	3,915 96	
		31,460 54
Total of assets owned beneficially by Corporation		1,299,715 62

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or conting ent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2)	Amount carried to capital account. Permanent capital, including reserve (Column 3)	Total. (Column 4)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.	$ c.
Item No. A.—*Balances from 31st December, 1897.*				
1. (*a*) Capital account	1,108 32			109,105 74
B.—*Sums received wholly or partly on Capital Stock.*				
7. (*d*) Sales of prepaid Building Society Stock		256 14		
Profits credited to redeemed and retired prepaid		8,918 00		
8. (*e*) Dues on instalment Building Society stock		176,224 11		
9. (*f*) Premiums on (6), (7)		80 00		
C.—*Receipts on account of Investments, Loans or Debts.*				
(*a*) On mortgages of realty:				
10. (i) Principal, including transfers to real estate		115,845 10		
11. (ii) Interest, including December, 1898, accretions		60,534 82		
(iii) Premiums, including December, 1898, accretions		46,882 78		
(*b*) On other securities:				
12. (i) Principal. share loans repaid		37,530 00		
13. (ii) Interest or dividends, interest on premiums, taxes, etc.				
Interest, bills receivable				
D.—*Receipts from Real Estate owned Beneficially by Corporation.*				
17. (*b*) Rents received from real estate				
E.—*Miscellaneous.*				
18. (*a*) Contributions from instalment and prepaid stock	41,797 78			
20. (*c*) Membership or entry fees (being income of Corporation)	1,977 00			
21. (*d*) Fines		3,376 23		44,883 10
G.—*Receipts from other sources, viz.:*				
30. Principal (new plans)		809 65		
Transfer fees		197 00		
Withdrawal fees		624 00		
Profits from withdrawals		11,400 05		
Interest		5,498 03		
Bills receivable		89 88		
Agents' balances		209 88		
Taxes		458 68		
Unclaimed dividends and balances			57 49	468,991 84
Totals	44,883 10	468,991 84		622,890 68

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
	I.—Expended on Corporation Account.	$ c.	$ c.	$ c.	$ c.
	A.—*Sums Loaned or Invested on Capital Account.*				
1.	(*a*) Loaned on mortgages of realty		167,033 98		
	(*b*) Loaned or invested in other securities, viz:				
2.	(i) Loans on shares		26,140 00		
3.	(ii) Real estate		12,063 95		
7.	(*d*) Incumbrances on realty paid off and loss, real estate		7,853 30		
	(*i*) Insurances or taxes advanced on property mortgaged to the Corporation		3,133 59		
	B.—*Expended on Stock Account.*				
8.	Dividends paid on permanent stock		329 00		
10.	Interest paid on terminating stock, $50 prepaid		16,705 00		
11.	Paid for terminating stock withdrawn		105,890 57		
12.	Paid for terminating stock matured		20,500 00		
13.	Profits paid on		11,178 83		
14.	Paid for terminating stock retired. (*Extend into column 2*)		23,929 74		
16.	Terminating stock revived. (*Extend into column 2*)		4,117 22		
	Terminating stock redeemed		41,514 00		
	D.—*Management Expenses (other than foregoing)*				
25.	(*a*) Salaries and fees, officers, directors, solicitors, auditors and fees on loans	13,397 47			
	Trustee fees	1,758 01			
26.	(*b*) Commission or brokerage	10,490 74			
28.	(*d*) Stationery, postage, printing and advertising, exchange, etc	3,749 61			
29.	(*e*) Office assistance	6,921 21			
30.	(*f*) Rent	1,100 00			
31.	(*g*) Travelling expenses	2,177 64			
32.	(*h*) Registration fees and Trusts Co fees	350 00			
	(*j*) Surplus for year carried to reserve	4,938 42			44,883 10
	E.—*Other Expenditures, viz.:*				
33.	(*a*) Discount advance payments		135 28		
34.	(*b*) Income tax		1,195 37		
35.	(*c*) Expense, $50 prepaid stock		6,679 20		
36.	(*d*) W. Andrew		562 50		
	Reserve fund			22,416 86	
	Contingent fund		845 37		
	F.—*Balance.*				
37.	(*a*) Cash on hand		284 57		
	(*b*) Cash in various banks		96,201 25		
	Balance credit profit and loss account				546,292 72
	Totals	44,883 10	546,292 72		

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, nil; on debentures, nil; on debenture stock, nil.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent. interest and 4⅘ premium; on other securities, 6 per cent. interest and 4⅘ premium.	
7. Of the mortgages held by the Corporation, $164,030.00 is on realty situate in Ontario, and $798,239.00 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898	12,063 95
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No., 62: amount....	47,074 27
10. Aggregate market value of the land mortgaged to the Corporation	2,282,892 07
11. How often are securities held by the Corporation valued? As occasion may require.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Secretary, $5,000; General Manager, $5,000; Cashier, $2,000.	
13. When were the accounts of the Corporation last audited? To December 31st, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899, W. H. Cross, F.C.A., Toronto; Jas. Hardy, F.C.A., Toronto.	

THE CANADIAN SAVINGS, LOAN AND BUILDING ASSOCIATION.

Head Office, Toronto, Ont.

Incorporated under the Building Societies Act, R.S.O. 1887, c. 169, by declaration filed with the Clerk of the Peace for the County of Middlesex on 11th February, 1890. (Decl. Book II., 71.)

The lending and the borrowing powers are governed by the Loan Corporations Act, 1897. c 205.

Annual Statement

Of the condition and affairs of the Canadian Savings, Loan and Building Association of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 90 Church street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John A. Carlaw	President	Toronto	14th March, 1899	27th Febru'ry, 1900
Daniel Rose	Vice-President	"	"	" "
J. T. Scott	2nd Vice-President	"	"	" "
W. J. Hambly	Manag. Director	"	"	" "
E. W. D. Butler	Secretary	"	"	" "

A. Permanent capital stock : Total amount authorized, $1,000,000 ; total amount subscribed, $99,300, as more particularly set out in Schedule A hereto.

Schedule A.

(a) Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.			
		$	$	$ c	$ c.
Fully called	356	100	35,600	35,600 00	
Partly "	637	100	63,700	14,027 75	49,672 25
Totals	993		99,300	49,627 75	49,672 25

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

B. Terminating or withdrawable stock: Total amount subscribed, $1,043,500 made up as follows:

2,636 shares "prepaid" stock (other than above) at $100 per share, $263,600 on which there has been paid in $129,450; 7,799 shares instalment stock (payable at fixed periodical payments) at $100 per share $779,900 on which there has been paid in $44,607.16; total number of shares 10,435, subscribed by .... shareholders, who have paid thereon the total of $174,057.16.

SCHEDULE B.

	Prepaid.		Instalment.		Total.
	No.	Amount	No.	Amount	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$		$	$ c.
Number and amount in force at 31st Dec., 1897	883	88,300	8,866	886,600	974,900 00
" issued during 1898	1,753	175,300	5,356	535,600	710,900 00
Gross total in force at any time in 1898	2,636	263,600	14,222	1,422,200	1,685,800 00
Deduct as follows: (No of shares. / Amount)					
Withdrawn and paid off during 1898 — 1,365 / $ 136,500					
Converted into permanent stock during 1898 — 1,390 / 139,000					
Forfeited and lapsed during 1898 — 3,668 / 366,800					
Total deduction — 6,423 / 642,300			6,428	642,300	642,300 00
Net total remaining in force at 31st December, 1898	2,636	263,600	7,799	779,900	1,043,500 00
Total amount distributed or credited in 1898: (1) As interest					5,116 23
(2) As dividends out of profits					
Rate or rates per cent. of dividends on capital: 7 per cent. on permanent, 6 per cent. on withdrawable.					

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

Item No.	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS)	$ c.
	A.—*Permanent Capital Stock or Shares.*	
2. (a)	Ordinary capital fully called; Total called, $99 300; total paid thereon	49,627 75
	B.—*Terminating Capital Stock or Shares.*	
17. (d)	Withdrawable stock: Total in force 9,053 shares at $50 and $100 per share, on which has been paid.	117,121 69
	LIABILITIES TO THE PUBLIC. None.	
	Total actual liabilities	166,749 44

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts secured by Mortgages of Land.*		
9 (*a*) Debts (other than item 10) secured by mortgages of land		138,128 19
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
21. (*d*) Debts secured only by terminating stock or shares of the Corporation		1,882 65
E.—*Cash.*		
31. (*a*) On hand	1,286 76	
32. (*b*) In bank	21,610 73	22,897 49
F.—*Assets not hereinbefore mentioned:*		
38. (*b*) Suspense account		891 46
40. (*d*) Charters, Quebec, Manitoba and Ontario		1,852 00
42. (*f*) Office furniture, Toronto, Hamilton, Winnipeg and Montreal		1,097 65
Total of assets owned beneficially by Corporation		166,749 44

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account.	Amount carried to capital account.		Total.
		Terminating capital.	Permanent capital, including reserve.	
	(Column 1.)	(Column 2.)	(Column 3.)	Column 4.
	$ c.	$ c.	$ c.	$ c.
I.—Received by the Corporation for its own use.				
A.—*Balances from 31st December, 1897.*				
Item No. (b) Cash (not already shown under (1)):				
3. (ii) In bank of Hamilton				12,764 49
B.—*Sums received wholly or partly on Capital Stock.*				
4. (a) Calls on permanent capital			22,141 15	22,141 15
7. (d) Sales of withdrawable stock	29,307 61	91,786 48		120,094 09
8. (e) Dues on stock				
C.—*Receipts on account of Investments, Loans or Debts.*				
(a) On mortgages of realty:				
10. (i) Principal				7,336 90
11. (ii) Interest				3,633 13
G.—*Receipts from other sources, viz.:*				
30. (a) Transfer fees				14 60
Totals				165,984 36

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*			
Item No.			
1. (*a*) Loaned on mortgages of realty and stock			98,096 05
B.—*Expended on Stock Account.*			
9. Dividends paid shareholders			5,116 23
11. Paid for terminating stock withdrawn. (*Extend into column 1 or 2; or divide between 1 and 2, as the case may be*)		5,720 85	
12. Paid for terminating stock matured. (*Extend as in 11*)			
13. Profits paid on (11) and (12). (*Extend as in 11*)			
15. Terminating stock forfeited or lapsed. (*Extend into column 2*)		2,629 45	
			8,350 30
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	4,356 88		
26. (*b*) Commission, loans and collections	2,261 75		
27. (*c*) Agents' commission	12,559 75		
28. (*d*) Stationery, postage, printing and advertising	1,599 71		
30. (*f*) Rent	798 00		
Loan Inspection	115 00		
31. (*g*) Travelling expenses	123 40		
Registration fees and charter expenses			1,277 00
E.—*Other Expenditures, viz.:*			
33. (*a*) Office furniture			287 65
34. (*b*) Discount and exchange	208 16		
35. (*c*) Suspense account			652 03
36. (*d*) Agents salaries	6,612 20		
37. (*e*) Office expenses, caretaker, etc	672 76		
			29,307 61
F.—*Balance.*			
(*a*) Cash on hand			1,286 76
(*b*) Cash in bank			21,610 73
Totals			165,984 36

Miscellaneous Statement for the Year Ending 31st December, 1898.

6. Average rate of interest per annum received by the Corporation during 1898 on Mortgages of Realty, $10\frac{4}{5}$ per cent.; on other securities, 12 per cent.

7. Of the mortgages held by the Corporation $108,260.93 is on realty situate in Ontario, and $29,795.57 elsewhere.

10. Aggregate market value of the land mortgaged to the Corporation, $272,838.00.

12. *(a)* What officers of the Corporation are under bond and for what sum respectively? Managing, Director, $2,000; Cashier, $500.

13. When were the accounts of the Corporation last audited? Up to 31st December, 1898.

14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), T. R. Glover Toronto; A. H. Cochrane, Brussels.

THE DOMINION PERMANENT LOAN COMPANY.

Head Office, Toronto, Ontario.

Constating Instruments.

1890.—Declaration under R. S. O. 1887, c. 169; filed with the Clerk of the Peace for the County of York, 7th May, 1890. The original corporate name was The Dominion Building and Loan Association.

1897.—Act of the Dominion of Canada, 60 61 V. c 85, extending the business of the Company to the whole Dominion; defining the borrowing powers of the Company; regulating its issue of debentures and debenture stock; providing for the prohibition of loans upon the Company's own stock; continuing the Company under the control of the Loan Corporations Act of Ontario.

1898.—Order in Council of Ontario, (29th January, 1898) changing the corporate name to the Dominion Permanent Loan Company,—to take effect from and after 1st August, 1898.

1898.—Act of the Dominion of Canada, confirming the said change of corporate name.

See Statutes of Canada 1899.

Annual Statement

Of the condition and affairs of the Dominion Permanent Loan Company of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 12 King Street west, in the City of Toronto, in the Province of Ontario.

The Board is constituted of six directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
J. R. Stratton, M.P.P....	President.....	Peterborough..	2nd March, 1898...	1st March, 1899 ...
Thomas P. Coffee	Vice-President...	Toronto	" 1898...	" ...
C. Kloepfer, M.P	Director	Guelph.....		
D. W. Karn	"	Woodstock		
J. W. Lefevre, M.D.....	"	Vancouver, B.C		
F. M. Holland	Managing Director and Sec'y...	Toronto	14th July, 1871	

A. Permanent capital stock: total amount authorized, $1,000,000; total amount subscribed, $787,500, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*a*) *Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$ c.	$ c.	$ c.
1. Fully called	1,751	100	175,100 00	175,100 00	... .
2. Partly called	5,825	100	582,500 00	253,940 26	328,559 74
3. Instalment (payable by fixed periodical payments, and still in process of payment)	299	100	29,900 00	12,923 58	16,976 42
Totals	7,875	.....	787,500 00	441,963 84	345,536 16

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

B.—Terminating or withdrawable stock: total amount subscribed, $1,378,475.00, made up as follows:—

951 shares fully paid stock at $100 per share, $95,100, on which there has been paid in $95,100; 3,230 shares "prepaid" stock (other than above) at $100 per share, $323,000, on which there has been paid in $161.864 72; 9 603¾ shares instalment stock (payable by fixed periodical payments) at $100 per share, $960,375, on which there has been paid in $276 940 29. Total number of shares, 13 784¾, subscribed by shareholders, who have paid thereon the total of $533,905.01. The Company has since paid off nearly all terminating shares.)

SCHEDULE B.

		Fully paid.		Prepaid.		Instalment.		Total.
		No.	Amount.	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK:			$ c.		$ c.		$ c.	$ c.
Number and amount in force at 31st December, 1897		830¼	83,025 00	5,048	252,764 72	14,665¾	373,514 77	709,304 49
Number and amount issued during 1898		269¼	26,925 00	.....	.....	114	67,358 51	94,283 51
Gross total in force at any time in 1898		1,099½	109,950 00	5,048	252,764 72	14,779¾	440,873 28	803,588 00
Deduct as follows:	No. of shares.							
Withdrawn and paid off during 1898	3,469½	110½	11,050 00	393	19,650 00	2,966	69,523 14	100,223 14
Retired by Corporation during 1898	2,806	.....	.....	760	38,000 00	2,046	89,337 44	127,337 44
Converted into permanent stock during 1898	857	38	3,800 00	665	33,250 00	154	5,029 71	42,079 71
Forfeited and lapsed during 1898	10	.....	.....	.....	.....	10	42 70	42 70
Total deduction	7,142½							
Net total remaining in force at 31st December, 1898		951	95,100 00	3,230	161,864 72	9,603¾	276,940 29	533,905 01
Total amount distributed, or credited in 1898:								
(1) As interest		.....	.....	.....	.....	.....	32,366 53	
Rate of such interest, per cent. per annum, 8.19 and 8.73 per cent.		.....	5,755 40	.....	.....	.....		
(2) As to dividends out of profits.								
Rate or rates per cent. of such dividends, 5 and 6 per cent.		.....	.....	.....	18,133 88			

Balance Sheet as at 31st December, 1898

Capital and Liabilities.

Dr.

		$ c.	$ c.
	Capital (Liabilities to Stockholders or Shareholders).		
Item No.	A.—*Permanent Capital Stock or Shares.*		
1.	(*a*) Ordinary joint stock capital fully called: Total called, $175,100; total paid thereon	175,100 00	
2.	(*b*) Ordinary joint stock capital, called: Total called, $582,500; total paid thereon	253,940 26	
4	(*d*) Dividends declared in respect of (1), (2) and (8), but not yet paid. None.		
5.	(*e*) Unappropriated profits in respect of (1), (2) and (8)	14,515 06	
6.	(*f*) Reserve fund in respect of (1), (2) and (8)	18,035 90	
7.	(*g*) Contingent fund in respect of (1), (2) and (8)	19,500 00	
8.	(*h*) Instalment permanent stock (payable by fixed periodical payments): total subscribed, $29,900 on which has been paid	12,923 58	
			494,014 80
	B.—*Terminating Capital Stock or Shares.*		
14.	(*a*) Fully paid stock: total in force, 951 shares at $100 per share	95,100 00	
15.	(*b*) Profits or accrued interest on (14) credited or appropriated but not yet paid	2,844 32	
17.	(*d*) Prepaid stock: total in force, 3,230 shares at $100 per share, on which has been paid	161,864 72	
18.	(*e*) Profits or accrued interest on (17) not credited or appropriated	17,103 82	
20.	(*g*) Instalment stock: total issue now in force, 9,603¾ shares at $100 per share, $960,375 on which has been paid	276,305 14	
21.	(*h*) Profits or accrued interest on (20) credited or appropriated but not paid out	92,076 26	
23.	(*j*) Instalments or premiums paid on (20) in advance	635 15	
	C.—		
24.	Unclaimed dividends	52 50	
			645,981 91
	Liabilities to the Public.		
27.	Deposits	55,871 46	
28.	Interest on deposits, due, or accrued or capitalized	617 42	
29.	Debentures in Canada	162,100 00	
30.	Interest due and accrued on (29)	2,235 69	
31.	Debentures issued elsewhere than in Canada, none.		
37.	Owing to banks	65,229 10	
40.	Other liabilities to the public, viz.:		
41.	(a) Sundry small accounts	1,880 73	
			287,934 40
	Total actual liabilities		1,427,931 11

Balance Sheet as at 31st December, 1898

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	39,247 63	39,247 63
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	1,302,466 29	
10. (*b*) Debts secured by mortgaged land held for sale	53,103 55	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	22,664 31	1,378,234 15
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	1,816 30	
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	6,986 32	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	239 74	9,042 36
E.—*Cash.*		
31. (*b*) On hand		31 18
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture		1,375 79
Total of assets owned beneficially by Corporation		1,427,931 11

Cash Account.

Receipts for the year ending 31st December, 1898

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.			$ c.	$ c.
	A.—*Balances from 31st December, 1897.*				
	(*b*) Cash (not already shown under(1)) :—				
2.	(i) On hand				17 96
3.	(ii) In bank				173 78
	B.—*Sums Received Wholly or Partly on Capital Stock.*				
4.	(*a*) Calls on joint stock permanent capital			107,684 58	107,684 58
5.	(*b*) Premiums on (4)	1,517 82			1,517 82
6.	(*c*) Sales of fully paid building society stock		26,925 00		26,925 00
8.	(*e*) Dues on instalment building society stock	12,547 36	68,391 86		80,939 22
	C.—*Receipts on account of Investments, Loans or Debts.*				
	(*a*) On mortgages of realty :—				
10.	(i) Principal	257,876 02			
11.	(ii) Interest	111,900 61			
	(*b*) On other securities :—				
12.	(i) Principal	16,784 40			
13.	(ii) Interest or dividends	1,600 36			388,161 39
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*				
16.	(*a*) Sales	1,220 43			
17.	(*b*) Rents	931 23			2,151 66
	E.—*Miscellaneous.*				
6.	(*c*) Membership or entry fees (being income of Corporation) transfer fees	38 00			
21.	(*d*) Fines	1,235 30			
42.	(*e*) Forfeitures or lapses	42 70			
24.	(*g*) Conversions of terminating stocks into permanent stock. (*Extend into Column 3*)			6,550 99	1,316 00 6,550 99
	F.—*Borrowed Money.*				
25.	(*a*) Bank or other advances	65,229 10			
26.	(*b*) Borrowed by taking deposits	55,871 46			
27.	(*c*) Borrowed on debentures	126,100 00			247,200 56
	Totals	652,894 79	95,316 86	114,235 57	862,638 96

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—EXPENDED ON CORPORATION ACCOUNT.	$ c.	$ c.	$ c.
Item A.—*Sums Loaned or Invested on Capital Account.*			
No. 1. (*a*) Loaned on mortgages of realty	422,261 12		
(*b*) Loaned or invested in other securities, viz.:			
2. (i) Stock loans	1,467 00		
(*c*) Insurances or taxes advanced on property mortgaged to the Corporation	3,021 23		426,749 35
B.—*Expended on Stock Account.*			
8. (*a*) Dividends paid on permanent stock	22,108 75		
9. Dividends paid on terminating stock. (*Extend into column 1*)	18,228 20		
10. Interest paid on terminating stock. (*Extend into Column 1*)	85,496 74		125,833 69
11. Paid for terminating stock withdrawn		100,223 14	
12. Paid for terminating stock forfeited (*Extend as in 11*)		42 70	
14. Paid for terminating stock retired. (*Extend into Column 2*)		127,337 44	
16. Terminating stock converted into permanent. (*Extend into Column 2*)		42,079 27	269,682 99
C.—*Borrowed Money (other than foregoing) or interest thereon Paid, viz.:*			
20. (*c*) Debentures issued in Canada: Principal, $; interest	2,771 84		2,771 84
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	15,236 34		
26. (*b*) Commission or brokerage	9,754 53		
28. (*d*) Stationery, postage, printing and advertising	1,860 61		
29. (*e*) Law costs	590 70		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	3,512 05		
31. (*g*) Travelling expenses	3,083 90		
32. (*h*) Registration fees	200 00		34,238 13
E.—*Other Expenditures, viz:*			
33. (*a*) Furniture	277 26		
34. (*b*) Written off	1,528 96		
35. (*c*) Interest on bank overdraft	1,525 56		3,331 78
F.—*Balance.*			
37. (*a*) Cash on hand	31 18		31 18
Totals	592,955 97	269,682 99	862,638 96

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	28,600 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899, none.	
3. Amount of other existing obligations of the Corporation which will mature in 1899, none.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898, on deposits, 4%; on debentures, 5%; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 9½%; on other securities, 9%.	
7. Of the mortgages held by the Corporation $333,089.39 is on realty situate in Ontario and 1,045,144.76 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.....	6,925 47
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number 15; amount	16,791 28
10. Aggregate market value of land mortgaged to the Corporation, say $2,500,000.	
11. How often are the securities held by the Corporation valued? Yearly.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000; book-keeper, $500; and accountant, $500.	
(*b*) Bonds are executed by Guarantee Company.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899, Wm. Powis, F.C.A., Toronto; H. Vigeon, F.C.A., Toronto; and for part of year, W. B. Tindall, C.A., Toronto, *vice* Wm. Powis, deceased.	

THE EQUITABLE SAVINGS, LOAN AND BUILDING ASSOCIATION.

Head Office, 24 Toronto Street, Toronto.

Incorporated under the Building Societies Act (R. S. O. 1887, c. 169), by declaration filed with the Clerk of the Peace for the County of York, on the 29th February, 1892, (Decl. Book II., 87.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Equitable Savings, Loan and Building Association, of Toronto, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 24 Toronto street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of three directors and three trustees holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
H. O'Hara	President	Toronto	11th January, 1892	21st February, 1899.
John McGillivray	Trustee	"	15th December, 1893.	"
J. F. Eby	"	"	29th October, 1898	"
T. W. Dyas	"	"	15th December, 1893.	"
Edward A. Taylor	Managing Director	"	8th April, 1893	"
Thos. J. Wardell	Sec'y and Director.	"	18th January, 1894	"

A. Permanent capital stock; total amount authorized, $500,000; total amount subscribed, $137,500, as more particularly set out in Schedule A. hereto.

Schedule A.

(a).—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$ c.	$ c	$ c.	$ c.
1. Fully called	1,316	100 00	131,600 00	131,600 00	
3. ... per cent. called	59	100 00	5,900 00	3,490 00	2,410 00
Totals	1,375		137,500 00	135,090 00	2,410 00

List of Shareholders as at 31st December, 1898.

nted.)

B. Terminating or withdrawable stock : total amount subscribed, $1,642,900, made up as follows :

1,705 shares "prepaid" stock (other than above) at $100 per share, $170,500, on which there has been paid in $89,741.81 ; 14,724 shares instalment stock (payable by fixed periodical payments) at $100 per share, $1,472,400, on which there has been paid in $208,412.35 ; total number of shares 17,804, subscribed by .... shareholders, who have paid thereon the total of $298,154.16.

Shares of terminating or withdrawable stock.			Fully paid.		Prepaid.		Instalmen		otal
			No.	Amount.	No.	Amount.	No.	Amount.	
				$ c.		$ c.		$ c.	$ c.
Number and amount in force at 31st December, 1897..		16,428	....	.....	1,652	....	13,660	....	....
Number and amount issued during 1898		4,050	....	.....	124	.....	3,926	.....	....
Gross total in force at any time in 1898		20,479	...	.....	1,776	.....	17,586	.....	.. ..
	No. of shares	Amount.							
Deduct as follows :		$ c.							
Withdrawn and paid off during 1898	1,725	25,644 91	....	.....	34	.....	1,691	.....	....
Converted into permanent stock during 1898	37	....	....	.....	37	.....	1,171	.....	....
Forfeited and lapsed during 1898	1,171		....	....	.....	..... .	.....	.....	.....
Total deduction...	2,933	.....	....	.....	71	....	2,862	.....	.....
Net total remaining in force at 31st December, 1898.....			....	.....	1,705	89,741 81	14,724	208,412 35	298,154 16
Total amount distributed or credited in 1897									
(1) As interest.....			....	5,287 45	.....	3,968 50	.....	....	9,255 95
Rate of such interest, per cent. per annum 6%.			....						
(2) As dividends out of profits			....	4,440 73	.....	2,775 94	.....	12,873 16	20,089 83
Rate or rates per cent. of such dividends 8%			....	9,728 18	.....	6,744 44	.....	12,873 16	29,345 78

Balance Sheet as at 31st December, 1898.

Capital and Liabilities.

Dr.

		$ c.	$ c.
	Capital (Liabilities to Stockholders or Shareholders).		
Item No.	A.—*Permanent Capital Stock or Shares.*		
1. (*a*)	Ordinary capital fully called : total called, $ total paid thereon	135,090 00	135,090 00
4. (*d*)	Dividends declared in respect of (1), not yet paid .... $4,440 73 Less expenses, plus. 30.35, from 1897 2,292 00	2,148 73	2,148 78
	Calls on permanent stock	2,410 00	2,410 00
	B.—*Terminating Capital Stock or Shares.*		
17. (*d*)	Prepaid stock : total in force shares at $ per share, on which has been paid	89,029 57	
18. (*e*)	Profits or accrued interest on (17) credited and appropriated but not yet paid	2,775 94	
		91,805 51	
	Less expenses	2,063 70	89,741 81
20. (*g*)	Instalment stock	195,539 19	
21. (*h*)	Profits or accrued interest on (20) credited or appropriated but not paid out	12,873 16	208,412 35
	C.—*Liabilities to Stockholders or Shareholders other than as already shown under* A *or* B, *viz.:*		
24.	Reserve Fund	2,000 00	
25.	Balance at Cr. Profit and Loss Account	2,485 75	4,485 75
	Liabilities to the Public.—(None).		
	Total actual liabilities		442,288 64

Balance Sheet as at 31st December, 1898.

Cr.

		$ c.	$ c.
	I.—Assets of which the Corporation is the Beneficial Owner.		
	A.—*Immovable property owned by Corporation*		
5. (*b*)	Freehold land (including buildings) other than foregoing	21,828 79	21,828 79
	B.—*Debts Secured by Mortgages of Land.*		
9. (*a*)	Debts (other than item 10) secured by mortgages of land	320,002 80	320,002 80
	C.—*Debts not above enumerated for which the Corporation holds securities as follows :*		
21. (*h*)	Debts secured only by permanent stock or shares of the Corporation	8,448 00	8,448 00
	E.—*Cash.*		
32 (*a*)	In bank and Trust Co	86,448 70	86,448 70
	F.—*Assets not hereinbefore mentioned.*		
37. (*a*)	Insurance arrears	1,354 81	
38. (*b*)	Office furniture	300 33	
39. (*c*)	Calls on permanent stock	2,410 00	
40. (*d*)	License account	1,495 21	5,560 35
	Total assets owned beneficially by Corporation		442,288 64

Cash Account.

Receipts for year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.	$ c.
A.—*Balances from 31st December, 1897.*				
Item No. 1. (*a*) Capital account				73,046 14
B.—*Sums received wholly or partly on Capital Stock.*				
6. (*c*) Sales of fully paid building society stock			41,496 25	41,496 25
7. (*d*) Sales of prepaid building society stock		4,058 50		
8. (*e*) Dues on instalment building society stock		78,300 03		82,558 53
C.—*Receipts on account of Investments, Loans or Debts.*				
(*a*) On mortgages of realty:				
10. (i) Principal			21,735 42	21,735 42
11. (ii) Interest	14,917 33			
E.—*Miscellaneous.*				
19. (*b*) Premium on bonus or loans	11,715 63			
30. (*c*) Membership or entry fees (being income of corporation)	1,244 73			
21. (*d*) Fines	372 35			
22. (*e*) Forfeiture or lapses. (*Extend into Column 1.*)	2,626 18			
Expenses, instalment prepaid, permanent stock, etc.	20,926 80			
G.—*Receipts from other sources, viz.:*				
30. (*a*) Interest	2,180 13			
(*b*) Arrears, insurance repaid	236 32			
(*c*) " interest, etc., repaid	3,047 61			57,267 08
Totals	57,267 08	82,358 53	63,251 67	275,903 42

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account.		Total. (Column 4.)
		Terminating capital. (Column 2.)	Permanent capital, including reserve. (Column 3.)	
	$ c.	$ c.	$ c.	$ c.
I.—Expended on Corporation Account.				
A.—*Sums Loaned or Invested on Capital Account.*				
Item No.				
1. (a) Loaned on Mortgages of Realty, together with interest in arrears	.....	.....	125,391 76	125,391 76
(c) Insurances or taxes advanced on property mortgaged to Company	1,354 81	.....	.....	1,354 81
B.—*Expended on Stock Account.*				
8. Dividends paid on permanent stock	5,287 45			
9. Dividends paid on terminating stock	3,968 50			9,255 95
11. Paid for terminating stock withdrawn	.....	25,644 91	.....	25,644 91
D.—*Management Expenses (other than foregoing).*				
25. (a) Salaries and fees	10,905 29			
26. (b) Commission or brokerage	3,390 47			
27. (c) Advances to agents	595 01			
28. (d) Stationery, postage, printing and advertising	1,464 40			
29. (e) Law costs	182 58			
30. (f) Fuel, rent, taxes (other than in 7) and rates	576 75			
31. (g) Travelling expenses	2,743 57			
E. *Other Expenses, viz.:*				
33. (a) Office furniture, discount on advance payments, licenses	633 66			
34. (b) Trust Co.'s fee	480 00			
35. (c) Expense permanent and prepaid	.....	.....	.....	4,325 35
36. (d) Sundry accounts	1,474 42	.....	.....	22,456 15
F.—*Balance.*				
37. (a) Cash on hand	1,025 79			
(b) Cash in banks and Trusts Corp	86,448 70	.....	.....	87,474 49
Totals	120,541 40	25,644 91	125,391 76	275,903 42

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None issued.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None issued.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, none ; on debentures, none ; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on Mortgages of Realty, 10 4-5 per cent.	
7. Of the mortgages held by the Corporation, $99,550.00 is on realty situate in Ontario, and $221,452.80 is on realty situate elsewhere.	
8. Loans written off or transferred to Real Estate Account during 1898.....	21,828 79
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 8 ; amount.....	13,978 79
10. Aggregate market value of the land mortgaged to the Corporation	687,579 00
11. How often are the securities held by the Corporation valued ? At passing of loan and from time to time at audit.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Edw. A. Taylor, T. J. Wardell.	
13. When were the accounts of the Corporation last audited ? 31st December, 1898.	
14. Names and addresses of the auditors respectively or 1898 and 1899 (if appointed) ? H. R. O'Hara, Toronto ; George Clay, Toronto.	

THE GLOBE SAVINGS AND LOAN COMPANY.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies' Act (R. S. O. 1887, c. 169), by declaration filed with the Clerk of the Peace for the County of York, on 9th February 1892. (Decl. Book II., 89.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Globe Savings and Loan Company, of Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 73 Victoria Street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of eight directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John Flett	President	Toronto, Ont.	1st January, 1898.	31st December, 1898.
E. F. B. Johnston, Q.C.	Vice-President	"	"	"
Henry Lowndes	Director	"	"	"
Col. A. H. Macdonald	"	Guelph	"	"
L. P. D. Tilley	"	St. John, N.B.		"
J. A. Girvin	"	Winnipeg, Man	"	"
J. H. Housser	"	Toronto	"	
E. W. Day	Managing Director and Secretary	"		"

A. Permanent capital stock: total amount authorized, $1,000,000; total amount subscribed, $632,790, as more particularly set out in Schedule A hereto..

SCHEDULE A.

(a).—*Fixed and Permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st Dec., 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of Shares.	Par value of shares.	——		
		$	$	$ c.	$
1. Fully called	3,741	100x65	371,790	361,641 35	10,148 65
2. Partly called	2,554	100	255,400	19,413 19	235,986 81
3. Instalment (payable by fixed periodical payments, and still in process of payment)	56	100	5,600	4,491 81	1,108 19
Totals	6,351	....	632,790	385,546 35	247,243 65

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

B. Terminating or withdrawable stock : Total amount subscribed, $1,429,775, made up as follows :—

59 shares fully paid stock at $100 per shares $5,900, on which there has been paid in $5,900 ; 996 shares "prepaid" stock (other than above) at $100 per share $96,600, on which there has been paid in $52,269.83 ; 13.272¾ shares instalment stock (payable by fixed periodical payments) at $100 per share $1,327,275, on which there has been paid in $246,682.14. Total number of shares 14,297¾, subscribed by shareholders who have paid thereon the total of $304,851.97.

SCHEDULE B.

	Fully paid.		Prepaid.		Instalment.		Total.
	No	Amount	No.	Amount	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$		$		$	$
Number and amount in force at 31st Dec., 1897	401	40,100	828½	82,850	15,974	1,597,400	1,720,350
" " issued during 1898	17	1,700	245	24,500	2,274	227,400	.....
Gross total in force at any time in 1898	418	41,800	1,073½	107,350	18,248	1,824,860	1,973,950
Deduct as follows : — No. of shares / Amount $							
Withdrawn and paid off during 1898 — 3,663 / 366,300	272	27,200	89½	8,950	3,301½	330,150	....
Converted into permanent stock during 1898 — 738 / 73,800	87	8,700	18	1,800	633	63,300	...
Forfeited and lapsed during 1898 — 1,041¼ /	....	.....	....	.....	1,040¼	104,075	.....
Total deductions — 5,442¼ /	359	35,900	107½	10,750	4,975¼	497,525	544,175
Net total remaining in force at 31st Dec., 1898	59	5,900	966	96,600	13272¾	1,327,275	1,429,775
Total amount distributed or credited in 1898 :							
(2) As dividends out of profits	....	210 00	.....	4,021 88	.....	18,112 43	22,344 31
Rate or rates per cent. of such dividends,							

Balance Sheet as at 31st December, 1898

Capital and Liabilities.

Dr.

Item No.		$ c.	$ c.
	Capital (Liabilities to Stockholders or Shareholders)		
	A.—*Permanent Capital Stock or Shares.*		
1.	(*a*) Ordinary capital fully called: total called, $.....; total paid thereon	361,641 35	
2.	(*b*) Ordinary joint stock capital, 20 per cent. called: total called, $.....; total paid thereon	19,413 19	
8.	(*h*) Instalment permanent stock (payable by fixed periodical payments): Total subscribed $5,600, on which has been paid	4,491 81	385,546 35
	B.—*Terminating Capital Stock or Shares.*		
14.	(*a*) Fully paid stock: Total in force 59 shares at $100 per share	5,900 00	
17.	(*d*) Prepaid stock: Total in force 966 shares at $50 per share of 100, on which has been paid and credited	52,269 83	
20.	(*g*) Instalment stock: Total issue now in force 13,272¾ shares, per share of $100, on which has been paid and credited	246,682 14	304,851 97
	C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.:—*		
24.	Contingent account	6,612 29	6,612 29
	Liabilities to the Public.		
27.	Deposits	35,368 23	
29.	Debentures issued in Canada	58,750 00	
30.	Interest due and accrued on (29)	887 10	
40.	Other liabilities to the public, viz.:—		
41.	Open accounts	2,635 25	
42.	Incomplete loans	30,763 72	
			128,404 30
	Total actual liabilities		825,414 91

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
1.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	41,465 96	41,465
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	736,118 94	
11 (*c*) Interest due and accrued on items 9 and 10 and not included therein	3,815 83	739,934 77
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	2,831 65	
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	13,306 88	
22. (*j*) Cash advanced to close loans	4,850 00	
23. (*k*) Taxes and fire insurance premiums paid for borrowers	4,387 50	25,376 03
E.—*Cash.*		
31. (*a*) On hand	676 39	
32. (*b*) In banks 88,948 97		
Less owing to banks 1,213 41	7,735 56	
33. (*c*) In the Imperial Trust Co., Toronto	4,768 09	13,180 04
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office fittings	1,368 68	
38. (*b*) Open account and agents' balances	4,089 43	5,458 11
Total of assets owned beneficially by Corporation		825,414 91

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account.	Amount carried to capital account.		Total.
		Terminating capital.	Permanent capital including reserve.	
	(Column 1.)	(Column 2.)	(Column 3.)	(Column 4.)
I.—Received by the Corporation for its own use	$ c.	$ c.	$ c.	$ c
A.—*Balances from 31st December, 1897.*				
Item No.				
(b) Cash not already shown under (1):				
2. (i) On hand				271 63
3. (ii) In bank				35,189 22
B.—*Sums received Wholly or Partly on Capital Stock.*				
4. (a) Call on joint stock permanent capital			22,650 16	
5. (b) Premiums on (4)			2,184 50	
				24,834 66
6. (c) Sales of fully paid building society stock		1,700 00		
7. (d) Sales of prepaid building society stock		5,900 00		
8. (e) Dues on instalment building society stock		80,183 61		
				87,783 61
C.—*Receipts on account of Investments, Loans or Debts.*				
(a) On mortgages of realty:—				
10. (i) Principal	110,036 07			
11. (ii) Interest	63,166 08			
(b) On other securities:—				
12. (i) Principal	6,829 83			
				180,031 98
E.—*Miscellaneous.*				
20. (c) Transfer fees (being income of Corporation)	11 00			
21. (d) Interest on arrears	959 96			
22. (e) Forfeiture or lapses *(Extend into Column 1)*	365 62			
				1,336 58
24. (g) Conversions of terminating stock into permanent stock *(Extend into Column 3)*			18,678 32	18,678 32
F.—*Borrowed Money.*				
26. (b) Borrowed by taking deposits	67,617 95			
27. (c) Borrowed on debentures	4,000 00			
				71,617 95
G.—*Receipts from other sources, viz.*				
30. (a) Personal accounts, agents and others	4,964 67			
Reduction of advances to close loans	4,600 00			9,564 67
Totals	262,551 18	87,783 61	43,512 98	429,308 62

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
Item No. A.—*Sums Loaned or Invested on Capital Account.*			
1. (*a*) Loaned on mortgages of realty	179,215 00	.....	179,215 00
(*b*) Loaned or invested in other securities, viz.:			
2. (i) Company's shares	9,908 42	.....	9,908 42
3. (ii) Life insurance policies	81 39	.....	81 39
6. (*c*) Real estate purchased	17,689 52	.....	17,689 52
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock	23,188 23	.....	23,188 23
9. Dividends paid on terminating stock. (*Extend into Column 1*).	11,217 09	.....	
10. Interest on terminating stock. Credited	1,560 73	.....	12,777 82
11. Paid for terminating stock withdrawn	.....	76,381 15	76,381 15
15. Terminating stock forfeited or lapsed	.....	365 62	365 62
16. Terminating stock converted into permanent	.....	18,678 32	18,678 32
C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.*			
19. (*b*) Deposits: Principal, $47,718.23; interest, $842.93	48,561 16		
20. (*c*) Debentures issued in Canada; Principal, $ .....; interest, $2,725.50	2,725 50		51,286 66
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	8,540 24		
26. (*b*) Commission or brokerage	4,547 70		
28. (*d*) Stationery, postage, printing and advertising, exchange &c.	3,081 44		
29. (*e*) Law costs	500 95		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	534 92		
31. (*g*) Travelling and general expenses	839 03		18,044 28
E.—*Other Expenditures, viz.*			
33. (*a*) Discount	67 28		
34. (*b*) Mortgage Tax	1,129 95		
35. (*c*) Office fittings	77 00		
36. (*d*) Personal account and borrowers trust account	7,237 94		8,512 17
F.—*Balance.*			
37. (*a*) Cash on hand	.....	.....	676 39
(*b*) Cash in Imperial Trust Co. Toronto	.....	.....	4,768 09
(*c*) Cash in various banks $8,948.97			
(*d*) Less due Imperial Bank 1,213.41			7,735 56
Totals	.....	.....	429,308 62

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. No answer.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4 per cent. ; on debentures, 4.75 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 8.82% ; on other securities, 7 per cent.	
7. Of the mortgages held by the Corporation, $ is on realty situate in Ontario, and $ is on realty situate elsewhere. No answer.	
8. Loans written off or transferred to real estate account during 1898.....	16,719 99
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number, 36 ; amount $31,575.20.	
10. Aggregate market value of the properties mortgaged to the Corporation. No answer.	
11. How often are the securities held by the Corporation valued? Annually.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Managing director, $3,000.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 : F. Roper, Toronto, Ont. ; F. S. Sharpe, F.C.A., St. John, N.B.	

THE HOME BUILDING AND SAVINGS ASSOCIATION [OF OTTAWA].

Head Office, Ottawa, Ont

Incorporated under the Building Societies Act (R. S. O. 1887, c. 169) by declaration filed with the Clerk of the Peace for the County of Carleton, on the 24th June, 1890. (Decl. Book II., 119.) The Company, for purposes of distinction, ordinarily uses the words "of Ottawa" as part of its corporate name, but those words do not appear in the declaration of incorporation.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Home Building and Savings Association of Ottawa, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 52 Sparks street, in the City of Ottawa, in the Province of Ontario.

The Board is constituted of seven directors holding office for two years.

The directors and chief executive officers of the Corporation at 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
John R. Armstrong	President	Ottawa	January, 1897.....	January, 1899.
A. P. Bradley.	Vice-President.	"	" 1897.... .	" 1899.
M. Kavanagh	Director.....	"	" 1897.....	" 1899.
Geo. P Brophy.....	Director.....	"	" 1898.....	" 1900.
Geo. Hutchinson.....	Director.....	"	" 1898	" 1900.
Wm. Scott	Director.....	"	" 1898.....	Retired August, '98.
J. H. Thompson.....	Director.	"	August, 1898 ...	January, 1899.
E. B. Butterworth.....	Director.....	"	January, 1898.....	" 1900
C. A Douglas.....	Sec.-Treas.....	"	24th June, 1890.	

B. Terminating or withdrawable stock: Total amount subscribed, $351,000, made up as follows :

1,755 shares instalment stock (payable by fixed periodical payments) at $200 per share, $351,000, on which there has been paid in $106,364. Total number of shares, 1,755, subscribed by 256 shareholders, who have paid thereon the total $106,364.

SCHEDULE B.

	Prepaid.	Instalment.		Total.
	Amount paid in advance.	Number.	Amount.	
	$		$	$
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.				
Number and amount in force at 31st December, 1897.	402	1,730	91,532	91,924
" issued during 1898	.....	191	21,130	21,130
Gross total in force at any time in 1898	402	1,921	112,652	113,054
Deduct as follows:				
Withdrawn and paid off during 1898	258	166	5,066	5,324
Net total remaining in force at 31st December, 1898	144	1,755	107,586	107,730
Total amount distributed or credited in 1898:				
(1) As interest	.....	.....	.....	$6,897.93
Rate of such interest, per cent. per annum	.....	.....	.....	7 92/100

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. B.—*Terminating Capital Stock or Shares.*		
20. (*g*) Instalment stock: Total issue now in force, 1,755 shares at $200 per share, $351,000, on which has been paid	106,220 00	
21. (*h*) Profits or accrued interest on (20) credited or appropriated but not paid out.	26,143 34	
22. (*i*) Profits or accrued interest on (20) not credited or appropriated	110 78	
23. (*j*) Instalments or premiums paid on (20) in advance.	144 00	
C.—*Liabilities to Stockholders or Shareholders other than as already shown under* A *or* B, *viz.:*		
24. Instalments due	1,366 00	
		133,984 12
Total actual liabilities		133,984 12

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	101,855 74	101,855 74
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation.....	15,680 00	
22. (*j*) Debts secured by terminating stock or being arrears of instalments	3,178 60	18,858 60
E.—*Cash.*		
32. (*b*) In bank.....	13,269 78	13,269 78
Total of assets owned beneficially by Corporation.....	.....	133,984 12

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.
A.—*Balance from 31st December, 1897.*		
Item No. (*b*) Cash (not already shown under (1)):		
3. (ii) In bank		7,766 43
B.—*Sums received wholly or partly on Capital Stock.*		
8. (*e*) Dues on instalment building society stock	20,961 00	20,961 00
C.—*Receipts on account of Investments, Loans or Debts.*		
(*a*) On mortgages of realty :		
10. (i) Principal	24,826 78	
(*b*) On other securities. Loans on stock :		
12. (i) Principal	2,065 00	
13. (*c*) Interest on deposit in bank	124 01	27,015 79
E.—*Miscellaneous.*		
19. (*b*) Premium or bonus on loans	6,914 53	
20. (*c*) Membership or entry fee (being income of Corporation)	54 00	
21. (*d*) Fines	264 51	
		7,233 04
G.—*Receipts from other Sources, viz.* :		
30. (*a*) Transfers		9 50
Totals		62,985 76

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to capital account. Termineting capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty (including 7 (*c*) if no separate account therefor)	39,304 70	
(*b*) Loaned or invested in other securities	6,855 00	
7. (*c*) Insurances or taxes advanced on property mortgaged to the Corporation	190 06	46,349 76
B.—*Expended on Stock Account.*		
11. Paid for terminating stock withdrawn. (*Extend into Column 1 or 2; or divide between 1 and 2, as the case may be*)	1,930 00	
13. Profits paid on (1) and (12). (*Extend as in 11*)	107 15	2,037 15
D.—*Management Expenses (other than foregoing):*		
25. (*a*) Salaries and fees	1,081 84	
26. (*b*) Commission or brokerage	106 00	
28. (*d*) Stationery, postage, printing and advertising	46 59	
29. (*e*) Law costs	40 79	
32. (*h*) Registration fees	30 00	1,305 22
F.—*Other Expenditures, viz.:*		
34. (*b*) Interest on overdraft in bank	23 85	23 85
F.—*Balance.*		
(*b*) Cash in bank	13,269 78	13,269 78
		62,985 76

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, $7\frac{2}{5}$ per cent. ; on other securities, 6 per cent.	
7. Of the mortgages held by the Corporation $101,855.74 is on realty situate in Ontario,	
10. Aggregate market value of the land mortgaged to the Corporation. $139,895.	
11. How often are the securities held by the Corporation valued? At time loan is effected.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Secretary-treasurer, $2,000.	
13. When were the accounts of the Corporation last audited? 11th January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) : N. McIntosh and A. Bayly, Ottawa.	

THE LONDON LOAN COMPANY OF CANADA.

Head Office, London, Ontario.

Incorporated under The Building Societies' Act (Consol. Stat. U. C. chap. 53) by declaration filed with the Clerk of the Peace for the County of Middlesex, 2nd May, 1877.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the London Loan Company of Canada, of London, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporation for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 433 Richmond street, in the City of London, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Thomas Kent	President	London	10th Feb'ry, 1898	9th Feb'ry, 1899
R. W. Puddicombe	Vice-President	"	"	"
J. A. Nelles, M.D	Director	"	"	"
G. G. McCormick	Director	"	"	"
Andrew Weldon	Director	"	"	"
G. D. Sutherland	Director	"	"	"
M. J. Kent	Manager-Secretary.	"	June, 1877.	

A. Permanent capital stock: Total amount authorized, not limited; total amount subscribed, $678,550, as more particularly set out in Schedule A hereto.

Schedule A.

(*a*) —*Fixed and permanent capital stock created by virtue of Building Society Acts*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$	$
1. Fully called	13,571	50	678,550	678,550	

List of Shareholders as at 31st December, 1898.

(Not printed.)

B. Terminating or withdrawal stock: Total amount subscribed, $1,150, made up as as follows:

23 shares instalment stock (payable by fixed periodical payment) at $50 per share, $1,150, on which there has been paid in, $4.42 Total number of shares, 23, subscribed by five shareholders, who have paid thereon the total of $4.42.

SCHEDULE B.

	No. of shares	Amount	Instalment. No.	Instalment. Amount	Total.
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.				$ c.	$ c.
Number and amount in force at 31st December, 1897			357	17,850 00	17,850 00
" issued during 1898					
Gross total in force at any time in 1898			357	17,850 00	17,850 00
Deduct as follows:		$			
Converted into permanent stock during 1898	334	16,700			
Total deductions			334	16,700 00	16,700 00
Net total remaining in force at 31st December, 1898			23	1,150 00	1,150 00
Total amount distributed or credited in 1898:					
(2) As dividends out of profits.					15 84
Rate or rates per cent. of such dividends, 6%.					

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

DR. *Capital and Liabilities.*

Item No.		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
	A.—*Permanent Capital Stock or Shares.*		
1. (*a*)	Ordinary capital fully paid: Total called ; total paid thereon	678,550 00	
5. (*e*)	Unappropriated profits in respect of (1)	401 65	
6. (*f*)	Reserve Fund in respect of (1)	83,000 00	
			761,951 65
	B.—*Terminating Capital Stock or Shares.*		
20. (*g*)	Instalment stock: Total issue now in force, 23 shares at per share of $50 on which has been paid	4 42	
21. (*h*)	Profits or accrued interest on (20) credited or appropriated but not paid out (included in (20)).		4 42
	LIABILITIES TO THE PUBLIC.		
27.	Deposits	473,073 13	
28.	Interest on deposits, due, or accrued or capitalized in 1898 (included in (27),		
29.	Debentures issued in Canada	170,923 58	
30.	Interest due and accrued on (29)	3,112 17	
31.	Debentures issued elsewhere than in Canada	87,113 05	
32.	Interest due and accrued on (31)	477 00	
37.	Owing to Banks (including interest due or accrued)	18,402 72	
			753,101 65
	Total actual liabilities		1,515,057 72

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.....	1,403,862 00	1,403,862 00
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows:*		
14. (*b*) Debts secured by municipal bonds or debentures.....	859 00	
16. (*d*) Debts secured by Loan Corporations' debentures	5,913 00	
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	65,327 00	72,099 00
E.—*Cash.*		
31. (*a*) On hand	7,061 84	
32. (*b*) In bank	31,834 88	38,896 72
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	.....	200 00
Total of assets owned beneficially by Corporation..	... .	1,515,057 72

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to capital account.		Total.
	Terminating capital. (Column 2.)	Permanent capital, including reserve. (Column 3.)	(Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$
A.—*Balance from 31st December, 1897.*			
Item No. (b) Cash (not already shown under (1):			
2. (i) On hand			1,649 57
3. (ii) In bank			10,130 17
B.—*Sums received wholly or partly on Capital Stock.*			
8. (e) Dues on Instalment building society stock	14,426 67		14,426 67
C.—*Receipts on account of Investments, Loans or Debts.*			
(a) On mortgages of realty :—			
10. (i) Principal			157,882 55
11. (ii) Interest			79,967 39
(b) On other securities :			
12. (i) Principal			57,551 45
13. (ii) Interest or dividends			3,688 65
E.—*Miscellaneous.*			
24. (g) Conversions of terminating stock into permanent stock. (*Extend into column 3*)		16,700 00	16,700 00
F.—*Borrowed Money.*			
25. (a) Bank or other advances			18,402 72
26. (b) Borrowed by taking deposits			961,691 70
27. (c) Borrowed on debentures			38,416 66
Totals			1,360,507 53

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*			
Item No.			
1. (*a*) Loaned on mortgages of realty			234,043 94
(*b*) Loaned or invested in other securities			41,905 77
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into column 1*)	40,505 50		40,505 50
9. Dividends paid on terminating stock. (*Extend into column 1*)	15 84		15 84
16. Terminating stock converted into permanent. (*Extend into column 2*)		16,700 00	16,700 00
C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:*			
19. (*b*) Deposits: Principal, $941,750.94; interest, $16,026.25			957,777 19
20. (*c*) Debentures issued in Canada: Principal, $9,317.54; interest, $6,406.95			15,724 49
21. (*d*) Debentures issued elsewhere: Principal, $1,459.99; interest, $3,501.82			4,961 81
D.—*Management Expenses (other than foregoing):*			
25. (*a*) Salaries and fees			5,503 00
26. (*b*) Commission or brokerage			934 19
28. (*d*) Stationery, postage, printing and advertising			408 48
30. (*f*) Fuel, rent, taxes (other than in 7) and rates, etc.			2,284 65
31. (*g*) Travelling expenses			133 68
32. (*h*) Registration fees			150 00
E.—*Other Expenditures, viz.:*			
33. (*a*) Sundries			261 41
34. (*b*) Interest			300 86
F.—*Balance.*			
(*b*) Cash on hand and in various banks			38,896 72
Totals			1,360,567 53

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	66,923 58
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899.	28,469 91
3. Amount of other existing obligations of the Corporation which will mature in 1899, exclusive of deposits, none.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	705,939 00
5. Average rate of interest per annum paid by the Corporation during 1898, on deposits, 3.35%; on debentures, 4 195%; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.884%; on other securities, 4.25%.	
7. Of the mortgages held by the Corporation $1,403,862.00 is on realty situate in Ontario.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken in 1898—number, 4; amount	7,876 00
10. Aggregate market value of the land mortgaged to the Corporation, $2,532,670.00.	
11. How often are the securities held by the Corporation valued? When necessary for safety.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $15,000; cashier, $10,000; mortgage clerk, $1,000; accountant, $10,000; ledger keeper, $2,000.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and address of the auditors respectively for 1898: W. J. Carson, London, Ont.; C. A. Kingston, London, Ont.	

THE MIDLAND AND WESTERN COUNTIES LOAN AND SAVINGS COMPANY.*

*Head Office, Peterborough, Ont.**

Incorporated under the Building Societies' Act, R. S. O. 1887, c. 169, by declaration filed with the Clerk of the Peace for the County of Peterborough, on the 26th May, 1893. The original corporate name was "The Midland and Western Counties Loan and Savings Society," which was by Order-in-Council of Ontario, 6th October, 1897, changed to The Midland and Western Counties Loan and Savings Company.

The lending and the borrowing powers are governed by the loan Corporations Act R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Midland and Western Counties Loan and Savings Company of Peterborough at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 127 Hunter street, in the Town of Peterborough, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Current term of office.	
			Began (date).	Will end (date).
J. R. Stratton.....	President	Peterborough..	9th March, 1898....	March 8th, 1899.
R. R. Hall.....	Vice-President ..	" .	"	"
T. P. Coffee..	Director	Toronto	"	"
F. M. Holland	Director	"	"	"
W. A. Stratton	Director	Peterborough..	"	"
A. H. Stratton.....	Director	" ..	"	"
F. J. Jamieson.	Secretary	.....	....	....

A Permanent capital stock : total amount authorized, none ; total amount subscribed, none.

*Name changed to The Empire Loan and Savings Company by Order-in-Council dated 28th April, 1899. The head office was also changed to Toronto.

B. Terminating or withdrawable stock : Total amount subscribed, $7,000 made up as follows :

5 shares fully paid stock at $100 per share $500, on which has been paid in $500 ; 65 shares instalment stock (payable at fixed periodical payments at $100 per share, $6,500, on which there has been paid in $542.00 ; total number of shares 70, subscribed by shareholders, who have paid thereon the total of $1,042.00

SCHEDULE B.

——	Fully paid.		Instalment.		Total.
	No.	Amount.	No	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$		$	$
Number and amount in force 31st December, 1897	5	500	65	6,500	7,000
" issued during 1898	.....	none	.....	none	
Gross total in force at any time in 1898	5	500	65	6,500	7,000
Deductions.—*None.*					
Net total remaining in force at 31st December, 1898	5	500	65	6,500	7,000
Total amount distributed or credited in 1898 :—					
(i) As interest	.....	30 00			
(Rate of such interest per cent. per annum, 6 per cent.)					

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. B.—*Terminating Capital Stock or Shares.*		
14. (*a*) Fully paid stock : Total in force, 5 shares at $100 per share	500 00	
15. (*c*) Profits or accrued interest on (14) credited or appropriated but not yet paid	15 00	
20. (*g*) Instalment stock : Total issue now in force, 65 shares at $100 per share, $6,500, on which has been paid	542 00	
22. (*h*) Profits or accrued interest on (20) not credited or appropriated	103 75	1,160 75
Total actual liabilities		1,160 75
LIABILITIES TO THE PUBLIC.—*None.*		

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.....	950 00	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	21 75	
		971 75
E.—*Cash.*		
31. (*a*) On hand	189 00	
		189 00
Total of assets owned beneficially by Corporation		1,160 75

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
A.—*Balance from 31st December, 1897.*			
Item No. On hand		289 00	289 00
B.—*Sums received wholly or partly on Capital Stock.*			
8. (*e*) Dues on Instalment Building Society Stock	65 00	325 00	390 00
9. (*f*) Interest		30 00	30 00
Totals	65 00	644 00	709 00

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*			
Item No. 1. (*a*) Loaned on mortgages of realty		450 00	450 00
B.—*Expended on Stock Account.*			
10. Interest paid on terminating stock	30 00		30 00
E.—*Other Expenditures, viz.:*			
32. (*h*) Registration fees	40 00		40 00
F.—*Balance.*			
37. (*a*) Cash on hand			189 00
Totals			709 00

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
Amount of other existing obligations of the Corporation which will mature in 1899. None.	
Average rate of interest per annum paid by the Corporation during 1898 on deposits, none ; on debentures, none ; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent. ; on other securities, none.	
7. Of the mortgages held by the Corporation $950 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898, none.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., none ; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation, $2,000.00.	
11. How often are the securities held by the Corporation valued? Yearly.	
12. (a) What officers of the Corporation are under bond, and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? December 31, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) : For 1898, R. M. Glover and G. L. Hayes : for 1899, not appointed.	

THE MONTREAL LOAN AND INVESTMENT COMPANY OF MONTREAL.

Head Office, Montreal, Province of Quebec.

Chief agent for Ontario (P of Atty. 25th May, 1897)—Charles King, Ottawa.

Incorporated as a Building Society under Revised Statutes of Quebec, 1888, Chapter 4, Title 11 (Building Societies), Arts. 5401 seq. Declaration of incorporation filed and registered in the office of the Prothonotary of the Superior Court for the District of Montreal on the 7th April, 1894.

The Company applied for registry under the Loan Corporations Act, 60 v. c 38, s. 111 (3 proviso), and obtained registry under s. 8 (3) as a Local Loan Corporation limited in its operations to the County of Carleton.

The lending and the borrowing powers of the Company in Ontario are governed by the Loan Corporations Act, R.S O. 1887, c. 205.

Annual Statement

Of the condition and affairs of the Montreal Loan and Investment Company of Montreal, Que., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The Head Office of the Corporation is at No. 107 St. James street, in the City of Montreal, in the Province of Quebec.

The chief agency for Ontario is situated at No. 36 Sparks street, in the City of Ottawa, in the Province of On ario. .

The chief agent and attorney for Ontario is Charles King, and his address is 36 Sparks street, Ottawa, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
L. O. David	President	Montreal, Que.	7 April, 1894	Third Wednesday of February, 1900.
Alfred Joyce	Vice-President	"	"	"
G. N. Ducharme	Director	Ste. Cunegonde, Que	"	"
Dr. E. P. Lachappelle	Director	Montreal, Que.	2 March, 1896	"
L. T. Leet	Director	"	7 April, 1894	"
W. H. McCarthy	Manager	"	"	"
A. W. Belfry	Secretary	"	"	"

A. Permanent capital stock : total amount authorized, $100,000 ; total amount subscribed, $2,000, as more particularly set out in Schedule A hereto.

Schedule A.

(*a*)—*Fixed and permanent capital stock created by virtue of Building Society Acts*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.
	No. of shares.	Par value of shares.		
		$	$ c	$ c.
1. Fully called	20	100	2,000 00	2,000 00

List of Shareholders as at 31st December, 1898
(Not printed.)

B. Terminating or withdrawable stock: Total amount subscribed, $1,206,800 made up as follows:

1,379 shares "prepaid" stock at $100 per share, on which there has been paid in $68,280; 9,831 shares instalment stock (payable by fixed periodical payments) at —— per share, on which there has been paid in $83,322.85; total number of shares subscribed by 1,562 shareholders.

SCHEDULE B.

	Prepaid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$ c.		$ c.	$ c.
Number and amount in force at 31st December, 1897	914	45,130 00	7,790	47,460 75	107,236 15
" issued during 1898	465	23,150 00	2,899	54,321 20	77,471 20
Gross total in force at any time in 1898	1,379	68,280 00	10,689	101,781 95	184,707 35
Deduct as follows:	No. of shares.	Amount.			
		$ c.			
Withdrawn and paid off during 1898	683	10,628 40			
Less expense funds		1,771 40			
		8,857 00			
Forfeited and lapsed during 1898	175	548 60			
Expenses on instalment and prepaid shares		9,053 50			
Total deduction	858	18,459 10	858	18,459 10	22,649 78
Net total remaining in force at 31st December, 1898	1,379	68,280 00	9,831	83,322 85	162,057 57
Total amount distributed or credited in 1897:					
(1) As interest (paid) out on prepaid stock		2,005 87		76 86	
Rate of such interest, per cent. per annum, 6%.					
(2) As dividends out of profits on permanent stock	7%	10,500 00			
Rate or rates per cent. of such dividends 8% to Cr. of stock				1,319 09	

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

DR. *Capital and Liabilities.*

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Permanent stock: total called, $2,000; total paid thereon	2,000 00	
B.—*Terminating Capital Stock or Shares.*		
17. (d) Prepaid stock: total in force 1,379 shares at $100 per share, on which has been paid	68,280 00	
18. (e) Profits or accrued interest on (17) credited or appropriated but not yet paid	1,217 54	
20. (g) Instalment stock: total issue now in force 9,831 shares at 60c per share of $100, on which has been paid	83,322 85	
21. (h) Profits or accrued interest on (29) credited or appropriated but not paid out	8,988 54	
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.*		
24. Unclaimed dividends on prepaid stock	1,216 50	
25. " " permanent stock	35 00	
		165,060 43
LIABILITIES TO THE PUBLIC.		
37. Owing to banks (including interest due or accrued)	10,000 00	
40. Other liabilities to the public, viz:		
1. (a) Balance on hand and in bank	709 91	10,709 91
Total actual liabilities		175,770 34

BALANCE SHEET AS AT 31ST DECEMBER, 1898

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	168,300 00	
10. (*b*) Debts secured by mortgaged land held for sale or real estate on hand	2,162 56	170,462 56
E.—*Cash.*		
32. (*b*) In bank and on hand	1,088 56	1,088 56
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Loans on shares	3,468 00	
38. (*b*) Office furniture	171 97	
39. (*c*) Licenses	465 00	
40. (*d*) Insurance premiums (re-imbursable)	114 25	4,219 22
Total of assets owned beneficially by Corporation		175,770 34

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Terminating capital. (Column 2).	Permanent capital. (Column 3).	Total. (Column 4).
	I.—Received by the Corporation for its own use.				
	A.—*Balances from 31st December, 1897.*	$ c.	$ c.	$ c.	$ c.
1	(*b*) Cash (not already shown under (1)):				
3.	(ii) On hand and in bank				244 48
	B.—*Sums Received Wholly or Partly on Capital Stock.*				
4.	Calls on joint stock permanent capital			500 00	500 00
5.	(*a*) Loans on shares repaid and settled				350 00
7.	(*d*) Sales of prepaid building society stock		23,150 00		
8.	(*e*) Dues on instalment building society stock		54,321 20		77,471 20
	C.—*Receipts on Account of Investments, Loans or Debts.*				
	(*a*) On mortgages of realty:				
10.	(i) Principal				15,800 00
11.	(ii) Interest	7,208 42			
	(*b*) On other securities:				
12.	(i) Principal—special loans				150 00
13.	(ii) Interest	65 00			
	E.—*Miscellaneous.*				
18.	(*a*) Sundry	27 00			
19.	(*b*) Premium or bonus on loans	5,743 47			
20.	(*c*) Transfer and withdrawal fees	105 00			
21.	(*d*) Fines	267 40			13,416 29
	F.—*Borrowed Money.*				
25.	(*a*) Bank or other advances, discounts or overdrafts				10,000 00
	Totals				117,931 97

Cash Account.

Expenditure for the year ending 31st December, 1898.

			Total. (Column 4.)
	I.—Expended on Corporation Account.	$ c.	$ c
Item No.	A.—*Sums Loaned or Invested on Capital Account.*		
1.	(*a*) Loaned on mortgages of realty		80,625 00
	(*b*) Loaned or invested in other securities, viz. :—		
2.	(i) Loans on instalment stock		2,938 00
	(*d*) Incumbrances on realty paid off		950 00
	(*e*) Insurances or taxes advanced on property mortgaged to the Company		120 95
	B.—*Expended on Stock Account.*		
9.	Dividends paid on terminating stock. (*Extend into column 1.*)	2,005 87	
10.	Dividends paid on permanent stock	105 00	
11.	Paid for terminating stock withdrawn	10,628 40	
13.	Profits paid on (11)	767 58	
15.	Terminating stock unclaimed. (*Extend into column 2*)	845 50	
			14,352 35
	C.—*Borrowed money.*		
18.	(*a*) Bank advances repaid		5,652 67
	D.—*Management Expenses (other than foregoing).*		
25.	(*a*) Salaries and fees, rent and taxes		
26.	(*b*) Commission or brokerage		10,470 00
28.	(*d*) Stationary, postage, printing and advertising		
29.	(*e*) Law costs		700 95
32.	(*h*) Registration fee, Ontario		30 00
	Other Provinces		275 52
	E.—*Other Expenditures, viz.* :		
33.	(*a*) Discount		7 75
34.	(*b*) Stationery		61 90
35.	(*c*) Discount on advance payments		140 95
36.	(*d*) Interest paid on notes discounted		517 37
	F.—*Balance.*		
37.	(*b*) Cash in bank		1,088 56
	Totals		117,931 97

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c
6. Average rate of interest per annum received by the Corporation during 1898, on mortgage of realty, 10 4-5%.	
7. Of the amount mortgages held by the Corporation, $2,900 is on realty situate in Ontario, and $165,400 is on realty situate elsewhere.....	168,300 00
8. Loans written off or transferred to real estate account during 1898.....	22,950 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898 : No., 1 , amount $700	700 00
19. Aggregate market value of the land mortgaged to the Corporation.....	504,900 00
11. How often are the securities held by the Corporation valued ? Yearly.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Secretary-Treasurer, $2,000 ; and his assistant, $1,000.	
13. When were the accounts of the Corporation last audited ? January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) : for 1898, Oliver Dufresne and J. Pelletier, Montreal, for 1899.	

THE NIAGARA FALLS BUILDING, SAVINGS AND LOAN ASSOCIATION.

Declaration of incorporation filed with the Clerk of the Peace for the County of Welland, on the 5th March, 1894. (Decl. Book I, 29.)

Incorporated under the Building Societies' Act, R.S.O. 1887, c. 169, s. 2, as amended by 56 V. c 31, s. 1, which (continued by R S.O. 1897, c. 205, s. 8 (4)) has the effect of limiting the operations of the Association to the County of Welland.

The lending and the borrowing powers are covered by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement.

Of the condition and affairs of the Niagara Falls Building, Savings and Loan Association of Niagara Falls, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the corporation is on Bridge street, in the Town of Niagara Falls, in the Province of Ontario.

The Board is constituted of ten directors holding office for two years.

The directors and chief executive officers of the Corporation at the 31st December, 1897, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Terms of office.	
			Began (date).	Will end (date).
Frank LeBlond	President	Niagara Falls, Ont.	30th March, 1897	18th April, 1899
R. P Slater	Vice-President	"	" 1897	" 1899
J. C. Rothery	Director	"	19th April 1898	17th " 1900
Jas. A. Lowell	Director	" South	" 1898	" 1900
Jas. Bampfield	Director	" Ont.	" 1898	" 1900
W. W. Woodruff	Director	" "	" 1898.	" 1900
W. W. Robertson	Director	" Centre.	" 1898.	" 1900
Alex. Logan	Director.	"	" 1898.	" 1900
Duncan Stewart	Director	Windsor Ont.	" 1898.	" 1900
James Barry	Treasurer	Niagara Falls, Ont.	30th March, 1897.	18th " 1899
Edith Edmand	Secretary	" "	26th April 1898.	18th 1899

A Permanent capital stock: Total amount authorized, none; total amount subscribed, none; as more particularly set out in Schedule A hereto.

B. Terminating or withdrawable stock: total amount subscribed, $145,990.00 made up as follows:—

30 shares "prepaid" stock (other than above) at $130 per share, $3,900, on which there has been paid in $3,900; 1,093 shares instalment stock (payable by fixed periodical payments) at $130 per share, $142,090, on which there has been paid in $34,138 33. Total number of shares, 1,123, subscribed by 147 shareholders, who have paid thereon the total of $38,038.33.

SCHEDULE. B.

	Prepaid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$		$	$
Number and amount in force at 31st December, 1897.	62 1/13	8,170	1,074	139,620	147,790
" issued during 1898.....	14	1,820	276	35,880	37,700
Gross total in force at any time in 1898.....	76 1/13	9,990	1,350	175,500	185,490
Deduct as follows: (No. of shares. / Amount.)					
Withdrawn and paid off during 1898..... 303 1/13 / $ 39,500					
Total deduction..... 303 1/13 / 39,500	46 1/13	6,090	257	33,410	39,500
Net total remaining in force at 31st December, 1898..	30	3,900	1,093	142,090	145,990
Total amount distributed or credited in 1898 :—					
(2) As dividends paid out of profits.....		352 65		2,406 90	
Rate or rates per cent. of such dividends.....	6 & 6½ %	per annum	8 %	per	annum.

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

Dr.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. *B.—Terminating Capital Stock or Shares.*		
17. (*d*) Prepaid stock: total in force, 30 shares at $130 per share, on which has been paid.....	3,900 00	
20. (*g*) Instalment stock: total issue now in force, 1093 shares at $130 per share, $142,090 on which has been paid	34,138 33	
21. (*h*) Profits or accrued interest on (20) credited or appropriated but not paid out	5,059 99	
22. (*i*) Profits or accrued interest on (20) not credited or appropriated.	1,406 84	44,505 16
LIABILITIES TO THE PUBLIC.		
37. Owing to banks (including interest due or accrued).....	5,090 00	
39. Due on loans in process of completion or to pay assumed mortgages.	2.470 00	7,560 00
Total actual liabilities.	.....	52,065 16

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land..	51,870 00	51,870 00
E.—*Cash.*		
32. (*b*) In banks.....	45 16	45 16
F.—*Assets not Hereinbefore Mentioned.*		
37. (*a*) Office furniture.....	150 00	150 00
Total of assets owned beneficially by Corporation	....	52,065 16

Cash Account.

Receipts for the year ending 31st December, 1898.

—	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—Received by the Corporation for its own use.			
A.—*Balances from 31st December, 1897.*			
Item No. (b) Cash (not already shown under (1)) :			
3. (ii) In bank		276 29	276 29
B.—*Sums Received Wholly or Partly on Capital Stock.*			
7. (d) Sales of prepaid building society stock		1,820 00	1,820 00
8. (c) Dues on instalment building society stock (not including dues from borrowers		9,527 10	9,527 10
C.—*Receipts on Account of Investments, Loans or Debts.*			
(a) On mortgages of realty :			
10. (i) Principal		5,455 73	5,455 73
11. (ii) Interest		2,290 65	2,290 65
E.—*Miscellaneous.*			
19. (b) Premium or bonus on loans	590 00		
20. (c) Membership or entry fees (being income of corporation)	72 00		
21. (d) Fines	19 88		681 88
F.—*Borrowed Money.*			
25. (a) Bank or other advances, discounts or overdrafts		21,490 00	21,490 00
G.—*Receipts from other Sources, viz* :			
30. (a) Rent (sub-letting office)	20 00		20 00
Totals	701 88	40,859 77	41,561 65

Cash Account

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
Item No. A.—*Sums Loaned or Invested on Capital Account.*			
1. (*a*) Loaned on mortgages of realty	.....	8,060 00	8,060 00
B.—*Expended on Stock Account.*			
9. Dividends paid on terminating stock. (*Extend into Column 1*)	352 65	.....	352 65
11. Paid for terminating stock withdrawn	.....	15,105 75	15,105 75
13. Profits paid on (11)	.....	802 20	802 20
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.* :			
18. (*a*) Bank account (principal and interest)	.....	16,702 48	16,702 48
D.—*Management Expenses (other than foregoing.)*			
25. (*a*) Salaries and fees	338 00		
26. (*b*) Commission or brokerage	6 05		
28. (*d*) Stationery, postage, printing and advertising	14 86		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	93 00		
32. (*h*) Registration fees	32 00		
E.—*Other Expenditures, viz.* :			
33. (*a*) Cleaning office	4 50		
35. (*c*) Auditors' fees	5 00		493 41
F.—*Balance.*			
(*b*) Cash in various banks	.....	.....	45 16
Totals	846 06	40,670 43	41,561 65

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
6. Average rate of interest per annum received by the Corporation during 1899 on mortgages of realiy, 6 per cent.	
7. Of the mortgages held by the Corporation $51,870 is on realty situate in Ontario ...	51,870 00
8. Loans written off or transferred to real estate account during 1898, none.	
10. Aggregate market value of the land mortgaged to the Corporation, $73,700.	
11. How often are the securities held by the Corporation valued ? Every six months.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Treasurer, $2,000 ; solicitor, $1,000.	
13. When were the accounts of the Corporation last audited ? April 1st, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) : J. C. Rothery, J. E. Stevenson for 1898, for 1899 not yet appointed.	

THE ONTARIO PERMANENT BUILDING AND LOAN ASSOCIATION.

Head Office, Woodstock Ontario.

Incorporated under the Building Societies' Act (R.S.O. 1887, c. 169), by declaration filed with the Clerk of the Peace for the County of Oxford, on the 6th October, 1892. (Decl. Book 1. 27.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Ontario Permanent Building and Loan Association of Woodstock, Ontario, at the 30th November, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 430 Dundas street, in the Town of Woodstock, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 30th November, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Dr. A. B. Welford	President	Woodstock	20th January, 1898.	19th January, 1899.
W. J. Millican	Vice-Presidents	Galt	"	"
Geo. Caldbeck		Woodstock	"	"
Geo. Ball	Director	Barrie	"	"
James Holmes	Director	Woodstock	"	"
W. J. Bickerton	Director	"	"	"
S. G. McKay	Director	"	"	"
R. W. Ball	Manager Secretary	"		

A. Permanent capital stock: Total amount authorized, $; total amount subscribed 30th November, 1898, $186,900, on which has been paid, $176,100, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a).—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 30th November, 1898.			Total amount of actual payments thereon.	Total unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$	$
1. Fully paid	1,760	100	176,000	176,000	
2. Partly paid	2	100	200	100	
4. Subscribed and in course of collection.	107	100	10,700		
Totals	1,869		186,900	176,100	

LIST OF SHAREHOLDERS AS AT 30TH NOVEMBER, 1898.

(Not printed).

B. Terminating or withdrawable stock: Total amount subscribed $2,314,500.00 made up as follows:

4,594 shares "prepaid" stock (other than above) including profits, at $50 per share of $100 on which there has been paid in $239,080.93 including profits; 18,551 shares instalment stock (payable by fixed periodical payments) at 30c., 60., and $1.00 per share of $100, on which there has been paid $162,363.18 including profits; total number of shares 23,145, subscribed by 4,315 shareholders who have paid thereon the total of $401,444.11 including profits.

SCHEDULE B.

	Prepaid, C.		Instalment, A, B and B1.		Total.
	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$ c.		$ c.	$ c.
Number and amount in force at 30th Nov., 1897.	4,547	231,175 90	16,456	110,258 32	341,434 22
" issued during 1898.....	82	4,427 76	4,065	46,334 41	50,762 17
Gross total in force at any time in 1898	4,629	235,603 66	20,521	156,592 73	392,196 39
Deduct as follows:	No. of shares	Amount.			
Withdrawn and paid off during 1898.....	1,024	$ 8,851 73			
Cancelled during 1898. No payments made	715	.....			
Forfeited and lapsed during 1898.....	231	114 02			
"C" cancelled (not paid)..	34	....			
" withdrawn.....	1	100 00			
Total deduction ..	2,005	9,065 74			
	35	100 00	1,970	8,965 75	9,065 75
	4,594	235.503 66	18,551	147,626 98	383,130 64
Profits added	....	3,577 27	.....	14,736 20	18,313 47
Net total remaining in force at 30th Nov., 1898.	4,594	239,080 93	18,551	162,363 18	401,444 11
Total amount distributed or credited in 1898:					
(1) As profits ..., ...	.....	19,848 67	.....	14,736 20	
Rate of such interest per cent. per annum	.....	8½%	.....	12%	
(2) As dividends out of profits	.....	13,588 00			
Rate or rates per cent. of such dividends.	.....	6%			

Balance Sheet as at 30th November, 1898

Capital and Liabilities.

Dr.

	$ c.	$ c.
Capital (Liabilities to Stockholders or Shareholders.		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary capital fully called: total shares issued, $176,100; total paid thereon	176,100 00	
4. (*d*) Dividends declared in respect of (1), but not yet paid	10,900 75	
7. (*g*) Contingent Fund	620 46	
		187,621 21
B.—*Terminating Capital Stock or Shares.*		
17. (*d*) Prepaid stock: total in force 4.594 shares at $50 per share of $100, on which has been paid	219,232 26	
18. (*e*) Profits on (17) credited 30th November, 1898	19,848 67	
20. (*g*) Instalment stock: total issue now in force, 18,551 shares at 30c., 60c. and $1.00 per share of $100.00, on which has been paid	147,626 98	
21. (*h*) Profits on (20) credited 30th November, 1898	14,736 20	
		401,444 11
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.*		
24. Borrowers—Being amount of outstanding orders held in trust (as per contra) pending completion of buildings		8,894 00
Liabilities to the Public.—None.		
Total actual liabilities		597,959 32

BALANCE SHEET AS AT 30TH NOVEMBER 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	522,800 00	
10. (*b*) Debts secured by mortgaged land held for sale	8,400 00	
11. (*c*) Interest due and accrued on items 9 and 10, but not included therein	4,103 53	535,303 53
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	3,135 00	
22. (*j*) Mortgages: insurance taxes, etc., advanced	3,092 51	6,227 51
E.—*Cash.*		
In Imperial Trusts Company of Canada		47,534 28
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Amount of outstanding cheques held in trust by Trusts Company to be paid borrowers on completion of their buildings (as *per contra*)		8,894 00
Total of assets owned beneficially by Corporation		597,959 32

CASH ACCOUNT.

Receipts for the year ending 30th November, 1898

Item No.		Amount carried to earnings, maintenance account. (Column a.)	Amount carried to capital account. Terminating capital. (Column 1.)	Amount carried to capital account. Permanent capital including reserve. (Column 2.)	Profit and loss. Total. (Column 3.)
	I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.				
	A.—*Balances.*	$ c.	$ c.	$ c.	$ c.
1.	(*a*) Capital account, expense portion on all classes of stock net	10,784 48			
	B.—*Sums received wholly or partly on Capital Stock.*				
6	(*c*) Sales of fully paid building society stock			103,500 00	
7.	(*d*) Sales of prepaid building society stock		4,427 76		
8.	(*e*) Dues on instalment building society stock		33,296 89		
9.	(*f*) Premiums on (7)				975 00
	C.—*Receipts on account of Investments, Loans or Debts.*				
	(*a*) On mortgages of realty:				
10.	(i) Principal		39,637 52		
11.	(ii) Interest				40,906 41
	(*b*) On other securities:				
12.	(i) Principal stock loans repaid		1,135 00		
	E.—*Miscellaneous.*				
20.	(*c*) Membership or entry fees (being income of corporation)	5,431 00			
21.	(*d*) Fines				773 76
22.	(*e*) Forfeitures or lapses				159 35
	G.—*Receipts from other sources, viz:*				
30.	(*a*) Transfer fees				91 00
	(*b*) Profits on withdrawals				260 43
	(*c*) Interest on Trusts Co. accounts				1,572 92
	(*d*) Sundry other sources				147 57
	(*e*) Surplus transferred to load fund profit and loss				2,060 93
	Totals	16,215 48	78,497 17	103,500 00	46,947 37
	Grand totals columns 1, 2 and 3				228,944 54

Cash Account.

Expenditure for the year ending 30th November, 1898.

	Amount carried to earnings, maintenance account. (Column 1a.)	Amount carried to capital account. Disbursements re Columns 1, 2 and 3.	Apportionment re Column 3. Profit and loss account.
	$ c.	$ c.	$ c.
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*			
Item No.			
1. (*a*) Loaned on mortgages of realty		131,500 00	
(*b* Loaned or invested in other securities, viz :			
2. (i) Association stock		2,265 00	
(*c*) Insurances or taxes advanced on property mortgaged to the Corporation		3,092 51	
B.—*Expended on Stock Account.*			
8. Profit apportioned on permanent stock. (Dividend paid on permanent stock)		3,714 20	12,262 50
9. Profits apportioned on terminating stock. Classes A, B and B1			14,736 20
10. Interest paid on Class C stock		13,588 00	
11. Paid for terminating stock withdrawn. Classes A, B and B1		8,965 75	
12. Paid for terminating stock withdrawn. Class C		100 00	
13. Profits apportioned Class C stock			19,848 67
14. Contingent account			100 00
C.—*Borrowed Money (other than foregoing) or interest thereon Paid, viz.:*			
18. (*a*) Advance from Trust Co. repaid		10,036 12	
19. (*b*) Premiums and interest		4,103 53	
Expense portions Classes "C" and "D" to November 30th, 1898		4,045 15	
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	2,445 50		
26. (*b*) Commission to agents	6,618 51		
28. (*d*) Stationery, postage, printing and advertising	671 80		
29. (*c*) Directors fees	964 50		
32. (*h*) Registration fee	55 00		
E.—*Other Expenditure, viz.:*			
33. (*a*) Auditors fees	195 00		
34. (*b*) Transferred to loan fund profit and loss acct	2,060 93		
35. (*c*) Commission, Trusts Co	500 00		
38. (*d*) General expenses	2,704 24		
Cash in Imperial Trusts Co'y		47,534 28	
Totals	16,215 48	228,944 54	46,947 37

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 30TH NOVEMBER, 1898.

	$ c.
Total profits for the sixth financial year ending 30th November, 1898	46,947 37
Loans completed during the sixth year	131,500 00
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 10.8 per cent.	
7. Of the mortgages held by the Corporation $522,800 is on realty situate in Ontario	522,800 00
8. Loans written off or transferred to real estate account during 1898	8,400 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—Number 2; amount	2,300 00
10. Aggregate market value of the land mortgaged to the Corporation, (average rate of loan on appraised value 46 per cent	1,150,284 00
11. How often are the securities held by the Corporation valued? No answer.	
Total insurance held by Company to cover loans	607,035 00
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? The loan fund and securities deposited are deposited with Trusts Company; local agents are under bonds.	
13. When were the accounts of the Corporation last audited? December, 1898, and January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed) F. S. Sharpe, F.C.A., St. John, N.B.; Spencer H. Over, Toronto.	

THE OWEN SOUND BUILDING AND SAVINGS SOCIETY.

Head Office, Owen Sound, Ontario.

Incorporated under the Building Societies' Act (R. S. O. 1887, c. 169) by declaration filed with the Clerk of the Peace for the County of Grey, on the 1st April, 1889.

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Owen Sound Building and Savings Society, of Owen Sound, Ont., at the 31st December, 1898, and for the eight months ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at 34 Scrope street, in the Town of Owen Sound, in the Province of Ontario.

The Board is constituted of ten directors holding office for two years, five retiring each year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
C. A. Fleming	President	Owen Sound	30th July, 1897	21st Febuary, 1899.
Jno. Harrison	Vice-President	"	10th June, 1898	" 1900.
Jno. Waites	Director	"	"	" "
A. J. Spencer	"	"	30th July, 1897	" 1899.
Jno. Harkness	"	"	"	" "
N. P. Horton	"	"	10th June, 1898	" 1900.
J. R. Brown	"	"	"	" "
R. Forham	"	"	"	" 1899.
Chas. Howell	"	"	"	" 1900.
W. N. Bishop	Managing Director and Secretary	"	"	" 1900.

A. Permanent capital stock: Total amount authorized, ... total amount; subscribed, $41,800, as more particularly set out in Schedule A hereto.

Schedule A.

A.—*Fixed and Permanent Capital created by virtue of Building Society Acts*

——	No. of shares.	Par value.	Total amount held.	Paid thereon.	Total amount unpaid.
		$	$	$ c.	$ c.
2. Partly called	418	100	41,800	25,210 40	16,589 60

B. Terminating or withdrawable stock: Total amount subscribed, $47,450, made up as follows:

237½ shares instalment stock (payable by fixed periodical payments) at $200 per share, $47.450, on which there has been paid in $22 967.18

SCHEDULE B

	Instalment.	
	No.	Amount.
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$ c.
Number and amount in force at 30th April, 1898	284¼	56,850 00
" issued during 1898	.....	.....
Gross total in force at any time in 1898	284¼	56,850 00
Deduct as follows:	No. of shares. / Amount.	
Withdrawn and paid off during eight months ending 31st Dec., 1898	47 / $ 9,400 00	47 / 9,400 00
Net total remaining in force at 31st December, 1898	237¼	47,450 00
Total amount distributed or credited during eight months ending 31st December, 1898:		
(2) As dividends out of profits	.....	1,256 94
Rate or rates per cent. of such dividends	.....	

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
2. (*b*) Ordinary joint stock capital: Total called $.....; total paid thereon	25,210 40	
4. (*d*) Dividends declared in respect of (1) but not yet paid	993 83	
		26,204 23
B.—*Terminating Capital Stock or Shares.*		
20. (*g*) Instalment stock: Total issue now in force, 237¼ shares at $..... per share of $200, on which has been paid	21,492 69	
21. (*h*) Profits or accrued interest on (20) credited or appropriated but not paid out	8,617 34	
23. (*j*) Instalments on premiums paid in advance	1,474 44	
24. Contingent fund	3,300 44	
		34,884 91
LIABILITIES TO THE PUBLIC.		
27. Deposits	3,952 60	
28. Interest on deposits, due, or accrued or capitalized	133 56	
40. Other liabilities to the public, viz.:		
41. (*a*) Valuation fees	4 00	
		4,090 16
Total actual liabilities		65,179 30

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I —ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.....	55,858 99	
10. (*b*) Debts secured by mortgaged land held for sale.....	963 63	
11. (*c*) Interest due and accrued.....	3,608 78	
		60,431 40
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
20. (*h*) Debts secured only by Permanent stock of the Corporation.....	504 00	
21. (*i*) Debts secured only by terminating stock or shares of the Corporation.....	3,594 50	
26. (*n*) Interest due and accrued on items 20 and 21.....	473 60	
		4,572 10
D.—*Unsecured Debts.*		
27. (*a*) Fines on terminating shares.....	23 30	23 30
E.—*Cash.*		
31. (*a*) On hand and in bank.....	152 50	152 50
Total of assets owned beneficially by Corporation.....	.....	65,179 30

Cash Account.

Receipts for the eight months ending 31st December, 1898.

Item No.			Terminating Capital. (Column 1.)	Permanent capital including reserve.
	I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
	A.—*Balances from 30th April, 1898.*			
	B.—*Sums received wholly or partly on Capital Stock.*			
4.	(*a*) Calls on Permanent Capital Stock	3,396 64	———	3,396 64
8.	(*c*) Dues on Instalment Building Society Stock	2,531 37	2,531 37	
	C.—*Receipts on Account of Investments, Loans or Debts.*			
	(*a*) On mortgages of realty :			
10.	(i) Principal	5,866 44		
11.	(ii) Interest	2,194 42		
	(*b*) On other securities :			
12.	(i) Principal	224 05		
13.	(ii) Interest	76 97		
	E.—*Miscellaneous.*			
18.	(*a*) Commission, brokerage, etc	259 70		
21	(*a*) Fines	16 95		
	F.—*Borrowed Money.*			
26.	(*b*) Borrowed by taking deposits	771 10		
	G.—*Receipts from other Sources, viz.* :			
30.	(*a*) Transfer fees	1 25		
	(*b*) Refund premium	1 00		
	(*b*) Rents	26 00		
	Totals	15,365 89		

Cash Account.

Expenditure for the eight months ending 31st December, 1898

		Amount carried to capital account.
		Terminating capital. (Column 2.)
I.—Expended on Corporation Account.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*		
Item No. 1. (*a*) Loaned on mortgages of realty	2,598 57	
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock	648 86	
10. Interest paid on terminating stock	48 79	
11. Paid for terminating stock withdrawn	5,602 15	5,602 15
13. Profits paid on (11)	1,430 00	1,430 00
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.:*		
18. (*a*) Bank account	487 29	
19. (*b*) Deposits: Principal, $3,519.50; interest, $128.85	3,648 35	
Promissory notes	250 00	
Interest	47 32	
D.—*Management Expenses (other than foregoing.)*		
25. (*a*) Salaries and fees	296 66	
28. (*d*) Stationery, postage, printing and advertising, etc	52 00	
30. (*f*) Fuel, rent, taxes, (other than 7) and rates	68 15	
E.—*Other Expenditures, viz.:*		
33. (*a*) Expended on real estate	35 25	
34. (*b*) Cash on hand and in bank	152 50	
Totals	15,365 89	

MISCELLANEOUS STATEMENT FOR THE EIGHT MONTHS ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 7.62 per cent. ; on other securities, 8 per cent.	
7. Of the mortgages held by the Corporation, all are on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898.....	.....
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 1 ; amount.....	300 00
10. Aggregate market value of the land mortgaged to the Corporation ?.....	.....
11. How often are the securities held by the Corporation valued ? When loan is made or in arrears.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? The Manager and Secretary-Treasurer, $1,000 each.	
(*b*) Are the bonds issued by private sureties or Guarantee Companies ? Guarantee Companies.	
13. When were the accounts of the Corporation last audited ? 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 : J. Tolton and A. F. Arm-trong, Owen Sound.	

THE PEOPLES' BUILDING AND LOAN ASSOCIATION, OF LONDON, ONTARIO.

Head Office, London, Ontario.

Incorporated under the Building Societies Act (R. S. O. 1887, c. 169), by declaration filed with the Clerk of the Peace for the County of Middlesex on 22nd June, 1892. (Decl. Book I, 75.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Peoples' Building and Loan Association of London, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 137 Dundas street, in City of London, in the Province of Ontario.

The Board is constituted of seven directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Judge Elliott	President	London, Ont.	16th March, 1898.	1st March, 1899.
A. A. Campbell	Vice-President.	"	" 1898.	" 1899.
W. H. Moorehouse, M.D.	Director	"	" 1898.	" 1899.
Robert Reid, Jr	Director	"	" 1898.	" 1899.
I. F. Hellmuth	Director	"	" 1898.	" 1899.
Dr. W. F. Roomer	Director	"	" 1898.	" 1899.
Wm. Spittal	Director	"	" 1898.	" 1899.

A. Permanent capital stock : total amount authorized, ; total amount subscribed, $100,200, as more particularly set out in Schedule A hereto.

Schedule A.

(a)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. shares	Par value.			
		$	$ c.	$ c.	$ c.
1. Fully called	1,002	100	100,200 00	50,741 10	49,458 90
Totals	1,002	100	100,200 00	50,741 10	49,458 90

B Terminating or withdrawable stock: total amount subscribed, $1,086,700, made up as follows:—

443 shares "prepaid" stock (other than above), at $100 per share, $44,300, on which there has been paid in $28,347.89; 10,424 shares instalment stock (payable by fixed periodical payments) at $100 per share, $1,042,400, on which there has been paid in $221,346.35. Total amount of shares, 10 876, subscribed by 1,706 shareholders, who have paid thereon the total of $249,694 24.

SCHEDULE B.

	Prepaid		Instalment.		Total.
	No.	Amount.	No	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$ c.		$ c	$ c.
Number and amount in force at 31st December, 1897..	688	68,800 00	9,542	954,200 00	1,023,000 00
" issued during 1898		....	2,990	299,000 00	299,000 00
Gross total in force at any time in 1898	688	68,800 00	12,532	1,253,200 00	1,322,000 00
Deduct as follows:	No. of shares.	Amount.			
Withdrawn and paid off during 1898	1,380	$ 138,600			
	245	24,500			
Forfeited and lapsed during 1898.	728	72,800			
Total deduction.....	.....	.. ..	245	24,500 00	2,108 210,800 00	235,300 00
Net total remaining in force at 31st December, 1898...			443	44,300 00	10,424 1,042,400 00	1,086,700 00
Total amount distributed or credited in 1897:—						
(1) As interest.....			...	2.099 84	.....	17,418 31	19,518 31
Rate of such interest per cent per annum			....	8%	....	10%	.....

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c,	$ c
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item *Permanent Capital Stock or Shares.*		
1 (*a*) Ordinary capital fully called: Total called	100,200 00	
6 (*f*) Reserve fund in respect of (1)	3 000 00	
B.—*Terminating Capital Stock or Shares.*		
17. (*d*) Prepaid stock: total in force, 443 shares at $100 per share, on which has been paid.....	28,347 89	
20. (*g*) Instalment stock: total issue now in force, 10,424 shares at $100 each, which has been paid		
21. (*h*) Profits or accrued interest on (20) credited or appropriated, but not paid out	221,346 35	
22. (*i*) Profits or accrued interest on (20), not credited or appropriated...		352,894 24
Total actual liabilities.....	....	352,894 24

Balance Sheet as at 31st December, 1898.

Cb.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	255,906 10	
10. (*b*) Debts secured by mortgaged land held for sale	8,325 79	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	7,118 58	271,350 47
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	17,634 94	
22. (*j*) Debts secured by dues in course of collection	3,820 54	
23. (*k*) Debts secured by expense fund in course of collection	614 74	22,070 22
E.—*Cash.*		
31. (*a*) On hand	4,039 02	
32. (*b*) In bank	5,229 95	9,268 97
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	397 03	
39. (*c*) Agents' balances	260 00	
40. (*d*) Suspense account (small items)	88 65	
41. (*e*) Permanent stock called but unpaid	49,458 90	
		50,204 58
Total assets owned beneficially by Corporation		352,894 24

Cash Account

Receipts for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account.		Totals. (Column 4.)
		Terminating capital. (Column 2.)	Permanent capital, including reserve. (Column 3.)	
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.	$ c.
Item No A.—*Balances from 31st December, 1897.*				
(*b*) Cash not already shown under (1)—				
2. (i) On hand				2,488 63
3. (ii) In bank				10,548 28
B.—*Sums received wholly or partly on Capital Stock.*				
6. (*c*) Sales of fully paid building society stock			23,131 81	23,131 81
8. (*c*) Dues on instalment building society stock		51,897 02		51,897 02
C.—*Receipts on account of Investments, Loans or Debts.*				
(*a*) On mortgages of realty:				
10. (i) Principal				27,624 04
11. (ii) Interest				22,942 07
(*b*) On loans and terminating shares:				
12. (i) Principal				5,474 06
D.—*Receipts from Real Estate Owned Beneficially by Corporation.*				
16. (*a*) Sales (not included in any of foregoing items).				4,939 50
17. (*b*) Rents				767 70
E.—*Miscellaneous.*				
19. (*b*) Premiums or bonus on loans	276 90			
20. (*c*) Expense fund	9,497 33			
21. (*d*) Fines	104 21			
22. (*e*) Forfeiture or lapses (less interest on withdrawals)	131 58			10,010 02
G.—*Receipts from other sources, viz.:*				
30. (*a*) Expense account accrued				485 42
(*b*) Transfer fees				34 30
Totals				160,342 85

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*			
Item No. 1. (*a*) Loaned on mortgages of realty			85,279 33
(*b*) Loaned or invested in other securities, viz. :			
2. (i) On terminating shares	10,771 00		10,771 00
6 (*c*) Real estate, purchased			5,371 03
7. (*d*) Written off real estate			788 69
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock	2,299 76		
9 Dividends paid on terminating stock	2,099 84		
10. Interest paid on terminating stock			
11. Paid for terminating stock withdrawn		32,238 74	32,238 74
Discount advance payment	212 35		
Office furniture	6 95		
Taxes on income	146 50		
Registration fees	32 00		
Interest on withdrawals	1,128 99		
Expense Fund permanent stock	237 98		
Agents' balances	260 00		
Suspense Account	88 65		
			6,513 02
D.—*Management Expenses (other than foregoing.)*			
25. (*a*) Salaries	2,319 50		
26. (*b*) Commissions or brokerage	5,504 91		
28. (*d*) Stationery, postage, printing and advertising.	787 77		
29. (*e*) Law costs	73 55		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	248 21		
31 (*g*) Travelling expenses	76 00		
32. (*h*) Accrued expense fund	614 74		
E.—*Other Expenditures, viz.* :			
33. (*a*) Bank commission	105 39		
34. (*b*) Directors' and Auditors' fees	346 00		
35. (*c*) Guarantee bonds, premium	36 00		
			10,112 07
F.—*Balance.*			
(*b*) Cash in bank			9,268 97
Totals			160,342 85

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. No answer.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899 No answer.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. No answer.	
4 Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty ; 10½ per cent on instalment loans ; 6 per cent. straight loans ; other securities, 10½.	
7. Of the mortgages held by the Corporation $263,024.68 is on realty situate in Ontario	
8. Loans written off or transferred to real estate account during 1898....	5,371 03
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No. 6 ; amount	4,900 00
10. Aggregate market value of the land mortgaged to Corporation, $462,600.	
11. How often are the securities held by the Corporation valued ? Property on which straight loans are made every three years.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Managing-Director and Secretary-Treasurer $3,000 each.	
13. When were the accounts of the Corporation last audited ? 18th February, 1899.	
14. Names and address of the auditors respectively for 1898, John Overell and George W. Hayes, London, Ont.	

THE PETERBOROUGH WORKINGMEN'S BUILDING AND SAVINGS SOCIETY.

Head Office, Peterborough, Ontario.

Incorporated under the Building Societies Act (R. S. O. 1887, c, 169) by declaration filed with the Clerk of the Peace for the County of Peterborough on the 17th January, 1889. (Decl. Book I, 47.

The lending and the borrowing powers are governed by the Loan Corporations Act, R S O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Peterborough Workingmen's Building and Savings Society of Peterborough at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 368 Water street, in the Town of Peterborough, in the Province of Ontario.

The Board is constituted of twelve directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date.)	(Will end (date).
John Lynch	President	Peterborough	11th January, 1899	11th January, 1900.
T. B. McGrath	Vice-President	"	"	"
M. Riley	Director	"	"	"
W. Hinchcliffe	"	"	"	"
J. J. Dolan	"	"	"	"
R. Sheehy	"	"	"	"
A. McDonald	"	"	"	"
A. J. Gough	"	"	"	"
H. LeBrun	"	"	"	"
James Lynch	"	"	"	"
P. Corkery	"	"	"	"
A. Murty	"	"	"	"
C. Grant	"	"	"	"
W. S. Merrill	"	"	"	"
J. Murty	Treasurer	"	"	"
J. Corkery	Secretary	"	"	"

A. Permanent capital stock: Total amount authorized, none; total amount subscribed, none, as more particularly set out in Schedule A hereto:

B. Terminating or withdrawable stock: total amount subscribed, $55,000, made up as follows: 275 shares instalment stock (payable by fixed periodical payments) at $200 per share $55,000; on which there has been paid in $20,192.70. Total number of shares, 275 subscribed by shareholders who have paid thereon the total of $20,192.70.

SCHEDULE B.

Shares of Terminating or withdrawable Stock.			Instalment	
			No.	Amount.
				$ c.
Number and amount in force at 31st December, 1897			265	17,544 70
Number and amount issued during 1898			24	3,025 57
Gross total in force at any time in 1898			289	20,570 27
Deduct as follows:	No. of shares.	Amount.		
		$ c		
Withdrawn and paid of during 1898	14	377 57		
Total deduction	14		14	377 57
			275	
Net total remaining in force at 31st December, 1898				20,192 70
Total amount distributed or credited in 1898:				
(1) As interest		$6,102 80		
Rate of such interest per cent. per annum		7.54%		

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. B.—*Terminating Capital Stock or Shares.*		
20. (*g*) Instalment stock: Total issue now in force, 275 shares at $200 per share $55,000 on which has been paid	20,192 70	
21. (*h*) Profits or accrued interest on (20) credited or appropriated but not paid out	6,102 80	26,295 50
LIABILITIES TO THE PUBLIC.		
27. Deposits	557 00	
28. Interest on deposits due or accrued or capitalized	66 66	623 66
Total actual liabilities		26,919 16

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land...	17,525 00	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	282 22	
12. (*d*) Of the debts mentioned in items 9 and 11 the sum of $9,350 is due by directors or officers of the Corporation. (Not extended.)		17,807 22
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	6,942 25	
26. (*m*) Interest due or accrued on items 14 to 25 and not included therein	128 30	
		7,070 55
E.—*Cash.*		
32. (*b*) In bank	2,041 39	
		2,041 39
Total of assets owned beneficially by Corporation		26,919 16

CASH ACCOUNT.

Receipts for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.	$ c.	$ c.	$ c.
A.—*Balance from 31st December, 1897.*			
Item No. 1. (*b*) Cash (not already shown under (1)).			
(ii) In bank.	.....	....	2,803 06
B.—*Sums Received Wholly or Partly on Capital Stock.*			
8. (*e*) Instalments on shares building society stock..	....	2,982 00	2,982 00
C.—*Receipts on Account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty:—			
10. (i) Principal	.....	75 00	
11. (ii) Interest	.....	1,122 47	
(*b*) On other securities:—			
13. (ii) Interest, bank account	....	63 68	
			1,261 15
E.—*Miscellaneous.*			
20. (*c*) Membership or entry fee (being income of Corporation)	.....	6 00	
21. (*d*) Fines and transfer fees.....	.....	5 75	
			11 75
Totals	.....	.....	7,057 96

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account — Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.	$
Item No. 1. (*a*) Loaned on mortgages of realty	1,490 00		
(ii) Terminating stock	3,022 25		4,512 25
B.—*Expended on Stock Account.*			
11, Paid for terminating stock withdrawn	377 57		377 57
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	70 00		
28. (*d*) Postage and printing	2 75		
30. (*f*) Fuel, rent, taxes, etc	24 00		
32. (*h*) Registration fees	30 00		126 75
F.—*Balance.*			
(*b*) Cash in banks			2,041 39
Totals			7,057 96

Miscellaneous Statement for the Year Ending 31st December, 1898.

		$ c.
5.	Averge rate of interest per annum paid by the Corporation during 1898 on deposits, 3 per cent.	
6.	Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent.	
7.	Of the mortgages held by the Corporation $17,525 is on realty situate in Ontario....	
12.	(a) What officers of the Corporation are under bond and for what sum respectively? Secretary, $1,000; Treasurer, $1,000.	
13.	When were the accounts of the Corporation last audited? 31st December, 1898.	
14.	Names and address of the auditors respectively for 1898 and 1899 (if appointed). F. E. Bell, Peterborough.	

THE PROVINCIAL BUILDING AND LOAN ASSOCIATION.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies Act (R. S. O. 1887, c. 169), by declaration filed in the office of the Clerk of the Peace for the County of York on the 9th November, 1891 (Decl. Book II, 83).

The lending and borrowing powers are governed by the Loan Corporations Act, R. S. O., 1897, c. 205.

Annual Statement

Of the condition and affairs of the Provincial Building and Loan Association of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is in the Temple Building in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Thomas Crawford	President	Toronto, Ont.	March 9th, 1898.	8th March, 1899.
John Dunn	Vice-President	" "	"	"
Wm Galbraith	Director.	Belleville, "	"	"
J. S. Deacon.	Director.	Milton, "	"	"
E. C. Davies	Director.	Toronto, "	"	"
Imperial Trusts Co.	Trustee	" "	"	"
E. C. Davies	Manager	" "	3rd Nov., 1897.	
Andrew Allan	Secretary	" "	15th March, 1897	

A. Permanent capital stock: total amount authorized, $5,000,000; total amount subscribed, $94,200, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a.)—Fixed and permanent capital stock created by virtue of Building Society Acts.

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of share	—		
		$	$	$ c.	$ c.
1. Fully called	876	100	87,600 00	87,600 00	
2. Partly called	66	100	6,600 00	3,325 00	3,275 00
Totals	942		94,200 00	90,925 00	3,275 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

B. Terminating or withdrawable stock: total amount subscribed, $2,310,100 made up as follows:—

5,639 shares "prepaid" stock (other than above) at $100 per share, $563,900 on which there has been paid in $285,395.02; 17,462 shares instalment stock (payable by fixed periodical payments) at $100 per share, $1,746.200 on which there has been paid in $185,649.37; total number of shares, 23,101, subscribed by 3,102 shareholders, who have paid thereon the total of $470,044.39.

SCHEDULE B.

	Prepaid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$ c.		$ c.	$ c.
Number and amount in force 31st Dec., 1897	4,845	242,660 19	15,260	138,295 83	380,956 02
" issued during 1898	1,121	48,186 26	3,920	59,219 41	107,405 67
Gross total in force at any time in 1898	5,966	290,846 45	19,180	197 515 24	488,361 69
Deduct as follows:	No. of shares.	Amount.			
		$ c.			
Withdrawn and paid off during 1898.....	1,612	43,234 11	327	15,827 17	1,285	27,406 94	43,234 11
Forfeited and lapsed during 1898..	433	1,914 76			433	1,914 76	1,914 76
Total deduction	2,045	45,148 87					
Net total remaining in force at 31st Dec., 1898 ..			5,639	275,019 28	17,462	168,193 54	443,212 82
Total amount distributed or credited in 1898: —							
(1) As interest.							
Rate of such interest, per cent. per annum.			4½	10,375 74	12%	17,455 83	
(2 As dividends out of profits.							
Rate or rates per cent. of such dividends...			6%	15,634 45			

Balance Sheet as at 31st December, 1898

Capital and Liabilities.

Dr.

	$ c.	$ c.
Capital (Liabilities to Stockholders or Shareholders.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
A. 1. (*a*) Permanent capital, fully called: Total called, $87,600; total paid thereon	87,600 00	
B. 2. (*b*) Ordinary joint stock capital 25 per cent. called: Total called, $.....; total paid thereon	3,325 00	
6. (*f*) Reserve fund in respect of (1), (2)	2,592 46	93,517 46
B.—*Terminating Capital Stock or Shares.*		
17. (*d*) Prepared stock: total in force 5,639 shares at $50 payment per share, on which has been paid	275,019 28	
18. (*e*) Profits or accrued interest on (17) credited or appropriated but not yet paid	10,375 74	
20. (*g*) Instalment stock: total issue now in force 17,462 shares at 30c., 60c., $1.00 and $1 25 monthly payments per share of $100 on which has been paid	168,193 51	
21. (*h*) Profits or accrued interest on (20) credited or appropriated but not paid out	17,455 83	471,044 39
		564,561 85
Liabilities to the Public.		
40. Other liabilities to the public, viz.:—		
41. (*a*) Personal accounts with agents, etc	362 00	362 00
Total actual liabilities		564,923 85

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	48,470 78	48,470 78
B.—*Debts Secured by Mortgages of Land.*		
9. (*a* Debts (other than item 10) secured by mortgages of land	485,763 24	485,763 24
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
21. (*i*) Debts secured by terminating stock or shares of the Corporation	8,495 00	8,495 00
E.—*Cash.*		
31. (*a*) On hand	3,092 16	
32. (*b*) In bank	8,227 80	11,319 96
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Licenses—permanent	823 50	
38. (*b*) Interest and premiums accruing on loans to 31st December, 1898, but not yet paid	5,557 89	
39. (*c*) Office furniture, stationery and supplies	900 00	
40. (*d*) Withdrawal suspense account	3,188 20	
41. (*e*) Sundry accounts	405 28	10,874 87
Total of assets owned beneficially by Corporation		564,923 85

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account.		Totals. (Column 4.)
		Terminating capital. (Column 2.)	Permanent capital including reserve. (Column 3.)	
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.	$ c.
A.—*Balances from 31st December, 1897.*				
Item No. 1. (*a*) Cash (not already shown under (1)) :—				
2. (i) On hand				4,021 51
B.—*Sums received wholly or partly on Capital Stock.*				
4. (*a*) Calls on permanent capital	3,286 05		32,513 95	35,800 00
7. (*d*) Sales of prepaid building society stock	7,972 50	45,877 50		53,850 00
8. (*e*) Dues on instalment building society stock	12,245 92	63,042 73		75,288 65
C.—*Receipts on Account of Investments, Loans or Debts.*				
(*a*) On mortgages of realty :—				
10. (i) Principal		39,638 67		39,638 67
11. (ii) Interest and premiums	41,411 55			41,411 55
(*b*) On other securities :—				
12. (i) Principal stock loans		3,599 48		3,599 48
D.—*Receipts from Real Estate owned Beneficially by Corporation.*				
17. (*b*) Rent	2,175 40			2,175 40
E.—*Miscellaneous.*				
19. (*b*) Transfer and withdrawal fees	285 00			285 00
20. (*c*) Membership or entry fees (being income of corporation)	4,348 90			4,348 90
21. (*d*) Fines	713 61			713 61
G.—*Receipts from other sources, viz.* :				
30. (*a*) Commission on insurance	226 84			226 84
Totals	72,665 77	152,158 38	32,513 95	261,359 61

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.	$ c.
Item No.			
1 (*a*) Loaned on mortgages of realty		148,683 53	148,683 53
(*b*) Loaned or invested in other securities, viz.:			
2. (i) Stock loans		5,069 50	5,069 50
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock	5,153 30		5,153 30
9. Dividends paid on terminating stock. (*Extend into column 1*)	15,634 45		15,634 45
11. Paid for terminating stock withdrawn		43,234 11	43,234 11
C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:*			
18. (*a*) Bank account (principal)		7,133 56	7,133 56
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	5,738 03		5,738 03
26. (*b*) Commission or brokerage	7,826 90		7,826 90
27. (*c*) Collections and exchange	5,214 24		5,214 24
28. (*d*) Stationery, postage, printing, advertising, telegrams, etc	1,974 19		1,974 19
29. (*e*) Advances to agents		347 80	347 80
30. (*f*) Fuel, rent, taxes (other than in 7) and rates, &c.	820 00		820 00
32. (*h*) Premiums on guarantee bonds	40 00		40 00
E.—*Other Expenditures, viz.*			
33. (*a*) Discount on advance payments	63 00		63 00
34. (*b*) Sundries (expense fund)	416 49		416 49
35. (*c*) Sundries, including insurance, taxes, etc		2,567 05	2,567 05
36. (*d*) License, New Brunswick		123 50	123 50
F.—*Balance.*			
37. (*a*) Cash on hand			3,092 16
(*b*) In bank			8,227 80
Totals	42,880 60	207,159 05	261,359 61

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation eleswhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits. None ; on debentures, none ; an debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 10⅘ per cent. ; on stock loans, 10⅘ per cent.	
7. Of the mortgages held by the Corporation $155,150.00 is on realty situate in Ontario, and $324,450 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898, No., 21 ; amount, $23,545.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 20 ; amount, $13,000.	
12. (a) What officers of,the Corporation are under bond and for what sum respectively ? Manager. $2,500 ; secretary, $2,500 ; clerks (3) at $1,000 each.	
13. When were the accounts of the Corporation last audited ? 15th February, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 : Harry Vigeon, F.C.A., Toronto, Ont. ; John Rogerson, Barrie, Ont. ; for 1899, not yet appointed.	

THE RELIANCE LOAN AND SAVINGS COMPANY OF ONTARIO.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies' Act (R.S.O. 1887, c. 169) by declaration filed with the Clerk of the Peace for the County of York, on the 2nd March, 1893 (Decl, Book II, 95.) The original corporate name was "The Excelsior Loan and Savings Union," which name was by Order-in-Council of Ontario, 24th June, 1895, changed to "The Reliance Loan and Savings Company of Ontario." (*Ibid.*)

The lending and the borrowing powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Reliance Loan and Savings Company of Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 84 King street east, in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. John Dryden	President	Toronto	20th February, 1899.	19th February, 1900.
James Gunn	Vice-President	"	"	"
David Kemp	Director	"	"	"
Rev G. I. Taylor	Director	"	"	"
R T. Sheill, M.D	Director	"	"	"
Alfred Macdougall	Director	"	"	"
George Gillies	Director	"	"	"
John Blacklock	Manager	"		
Herbert Waddington	Secretary	"		

A. Permanent capital stock: total amount authorized, not fixed; total amount subscribed, $255,700, as more particularly set out in Schedule A hereto.

Schedule A.

Fixed and permanent capital stock created by virtue of Building Society Act's

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.	—		
		$	$	$ c	$ c.
1. Fully called	2,520	100	252,000	251,392 55	607 45
2. Instalment	37	100	3,700	121 90	3 578 10
Totals	2,557		255.700	251,514 45	4,185 55

List of Shareholders as at 31st December, 1898

(Not printed.)

B. Terminating or withdrawable stock: total amount subscribed, $2,479,700 made up as follows:

1,696 shares "prepaid" stock (other than above) at $100 per share, $169,600, on which there has been paid in $96,757.67; 23,101 shares instalment stock (payable at fixed periodical payments) at $100 per share, $2,310,100, on which there has been paid in $123,947 81. Total number of shares 24,797 subscribed by 3,579 shareholders, who have paid thereon the total of $220,705 48.

SCHEDULE B.

	Prepaid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$ c.		$	$
Number and amount in force at 31st December, 1897.	714	71,400 00	18,386	1,838,600	1,910,000
" issued during 1898	1,018	101,800 00	5,043	504,300	606,100
Gross total in force at any time during 1898	1,732	173,200 00	23,429	2,342,900	2,516,100
	No. of shares	Amount			
Deduct as follows:		$			
Withdrawn and paid off during 1898	298	29,800			
Converted into permanent shares	66	6 600			
Total deduction	364	36,400	36	3,600 00	328	32,800	36,400
Net total remaining in force at 31st December, 1898	1,696	169,600 00	23,101	2,310,100	2,479,700
Total amount distributed or credited in 1898:					
(2) As dividends out of profits		4,572 84		6,565	
Rate or rates per cent. of such dividends	8%		9%		

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Permanent capital stock fully called: Total called, $252,000; total paid thereon	251,392 55	
4. (*a*) Dividends declared in respect of (1) but not yet paid	5,530 66	
8. (*h*) *Instalment Permanent Stock* (payable by fixed periodical payments): Total subscribed $3,700, on which has been paid	121 90	
		257,045 11
B.—*Terminating Capital Stock or Shares.*		
17. (*d*) Prepaid stock: total in force 1,696 shares at $100 per share, on which has been paid	96,757 67	
18. (*e*) Profits or accrued interest on (17) credited on appropriated but not yet paid	1,687 00	
20. (*g*) Instalment stock: total issue now in force 23,101 shares at $100 per share $2,310,100, on which has been paid	123,947 81	
		222.392 48
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz*		
24. Interest paid in advance	396 74	
25. Reserve fund	8,586 54	
26. Suspense account	2 41	
		8,985 69
LIABILITIES TO THE PUBLIC.—None.		
Total actual liabilities		488,423 28

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	470,000 47	
10. (*b*) Debts secured by mortgaged land held for sale	984 84	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	1,340 92	472,326 23
C.—*Debts not above enumerated for which the Corporation holds Securities, as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	1,290 00	
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	2,909 30	
22. (*j*) Agents balances secured by bonds	686 04	4,885 34
E.—*Cash.*		
31. (*a*) On hand—None.		
32. (*b*) In bank	8,751 71	8,751 71
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Provincial licenses	460 00	
38. (*b*) Charter outlay	1,500 00	
39. (*c*) Office furniture	500 00	2,460 00
Total of assets owned beneficially by Corporation		488,423 28

Cash Account.

Receipts for the year ending 31st December, 1898.

——	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account.		Total. (Column 4.)
		Terminating capital. (Column 2.)	Permanent capital, including reserves. (Column 3.)	
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.	$ c.
Item No. A.—*Balances from 31st December, 1897.*				
(*b*) Cash (not already shown under (1)) :				
2. (i) On hand	46 00			
3. (ii) In bank	19,629 88			
B.—*Sums received wholly or partly on Capital Stock.*				
4. (*a*) Calls on permanent capital stock			81,763 10	
5. (*b*) Premiums on 4	1,560 34			
7. (*d*) Sales of prepaid building society stock		55,913 42		
8. (*e*) Dues on instalment building society stock		78,519 10		
C.—*Receipts on account of Investments, Loans or Debts*				
(*a*) On mortgages of realty :				
10. (i) Principal	15,689 92			
11. (ii) Interest	27,171 34			
(*b*) On other securities :				
(i) Principal	885 00			
D.—*Receipts from Real Estate owned Beneficially by Corporation.*				
17. (*b*) Rents	45 70			
E.—*Miscellaneous.*				
18. (*a*) Commission brokerage (or remuneration as corporate agent or trustee)	277 79			
24. (*g*) Conversion of terminating stock into permanent stock			3,176 35	
G.—*Receipts from other sources, viz.:*				
30. (*a*) Transfer fees	93 75			
(*b*) Expense fund, less amount retained by agents as commission	11,939 70			
Totals	77,339 42	134,432 52	84,939 45	296,711 39

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Permanent capital including reserve. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*				
Item No.				
1. (*a*) Loaned on mortgages of realty	256,645 28			
(*b*) Loaned or invested in other securities, viz.:				
2. (i) Shareholders on their stock	3,177 00			
(*c*) Insurances or taxes advanced on property mortgaged to the corporation	476 97			
B.—*Expended on Stock Account.*				
8. Dividends paid on permanent stock	4,265 09			
9. Dividends paid on terminating stock	1,141 83			
10. Interest paid on terminating stock	56 72			
11. Paid for terminating stock withdrawn		2,717 82		
16. Terminating stock converted into permanent			3,716 35	
(D.—*Management Expenses other than foregoing*).				
25. (*a*) Salaries and fees	7,768 19			
26. (*b*) Commission or brokerage	3,587 60			
27. (*c*) Advances to agents	160 00			
28. (*d*) Stationery, postage, printing and advertising	1,503 28			
29. (*e*) Law costs	379 42			
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	880 24			
31 (*g*) Travelling expenses	209 50			
32. (*h*) Registration fees	55 00			
E.—*Other Expenditure, viz.*:				
33. (*a*) Interest, bank	27 95			
34. (*b*) Licenses	369 50			
35. (*c*) Office furniture	338 22			
36. (*d*) Office expenses	483 72			
F.—*Balance.*				
(*b*) Cash in banks	8,751 71			
Totals	290,277 22	2,717 82	3,716 35	296,711 39

Miscellaneous Statement for the Year Ending 31st December, 1898

	$ c.
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899 None.	
4. Amount of sureties held by the Corporation which will mature and become payable to the Corporation in 1899. None.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, None: on debentures, none; on debenture stock, none.	
6. Average rate of interest per annum paid by the Corporation during 1898 on mortgages of realty, 7⅛, 8⅜ and 9 per cent.	
7. Of the mortgages held by the Corporation $167,089.90 is on realty situate in Ontario, and $302,910.57 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898.....	984 84
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No. 5; amount.....	3,075 00
10. Aggregate market value of the land mortgaged to the Corporation, $957,842.50.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager and Secretary, $3,000 each; Assistant Secretary and Clerks, $2,500.	
(*b*) Are the said bonds executed by private sureties or by Guarantee Companies? Guarantee Companies.	
13. When were the accounts of the Corporation last audited? Monthly, during year 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). W. H. Cross, F.C.A., Toronto, Ont.; S. J. Stammers, Toronto, Ont.	

THE SONS OF ENGLAND BUILDING, LOAN AND SAVINGS ASSOCIATION.*

Head Office, Toronto, Ontario.

Incorporated under the Building Societies' Act (R. S. O. 1887, c. 169) by declaration filed in the office of the Clerk of the Peace for the County of York on the 24th June, 1889. (Decl. Book II, 67.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Sons of England Building, Loan and Savings Association of Toronto, at the 31st December, 1898, and for eighteen months ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 17 Yonge Street Arcade, in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors holding office for six months on account of change in date of annual meeting.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date.)
James Poffley	President	Toronto	8th July, 1898	31st January, 1899.
Thomas N. Hopkins	Vice-President	"	"	" 1898.
John W. Carter	Director	"	"	" "
Henry Poffley	"	"	"	" "
C. J. McReath	"	"	"	" "
Geo. H. Dyer	"	"	"	" "
John F. Race	"	"	"	" "
George Clay	Secretary	"	"	" "

A. Permanent capital stock : total amount authorized, $100,000 ; total amount subscribed, none, as more particularly set out in Schedule A hereto.

B. Terminating or withdrawable stock : total amount subscribed, $23,200, made up as follows :—

15 shares fully paid stock at $100 per share, $1,500, on which there has been paid in $1,500 ; 217 shares instalment stock (payable by fixed periodical payments) at $100 per share, $21,700 ; on which there has been paid in $6,990.99. Total number of shares, 232, subscribed by 47 shareholders, who have paid thereon the total of $8,490,99.

* Name changed to Acme Loan and Savings Association by Order in Council Ontario, 28th July, 1899.

SCHEDULE B.

	Fully paid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		$		$	$
Number and amount in force at 31st Dec., 1897	16	1,600	265	26,500	28,100 00
" issued during 1898	7	700	16	1,600	2,300 00
Totals	23	2,300	281	28,100	30,400 00
Deduct as follows:	No. of shares.	Amount.			
		$			
Withdrawn and paid off during 1898	64	6,400 00	64	6,400	
Retired by Corporation during 1898	8	800 00	8	800	7,200 00
Total deduction	72	7,200 00			
Net total remaining in force at 31st Dec., 1898	15	1,500	217	21,700	23,200 00
Total amount distributed or credited in 1898 :—					
(1) As interest		223 19			
Rate of such interest, per cent. per annum, 6 per cent.					
(2) As dividends out of profits added				766 14	
Rate or rates per cent. of such dividends, 6 per cent. added.					

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. B.—*Terminating Capital Stock or Shares.*		
14. (*a*) Fully paid stock: total in force, 15 shares at $100 per share	1,500 00	
20. (*g*) Instalment stock: total issue now in force, 217 shares at $100 per share, $21,700, on which has been paid	6,990 99	
		8,490 99
LIABILITIES TO THE PUBLIC.		
40. Other liabilities to the public, viz.:—		
41. (*a*) Sundries	6 00	6 00
Total actual liabilities	8,496 99	8,496 99
CONTINGENT LIABILITIES.		
51. (*c*) Trust funds invested but not guaranteed :— Reserve fund	149 67	149 67
Total contingent liabilities	149 67	
Gross total liabilities, actual and contingent		8,646 66

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	7,900 00	7,900 00
E.—*Cash.*		
32. (*b*) In bank	716 16	716 16
F.—*Assets not hereinbefore mentioned.*		
38. (*b*) Sundry debtors	30 50	30 50
Total of assets owned beneficially by Corporation		8,646 66

CASH ACCOUNT.

Receipts for the eighteen months ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.	$ c.	$ c.	$ c.
A.—*Balances from 30th June, 1897.*			
Item No. 3. (ii) In bank	101 15		101 15
B.—*Sums received Wholly or Partly on Capital Stock.*			
8. (*e*) Dues on instalment building society stock		2,334 70	2,334 70
C.—*Receipts on account of investments, loans or debts.*			
(*a*) On mortgages of realty :—			
11. (ii) Interest	549 42		549 42
(*b*) On other securities :—			
12. (i) Principal		400 00	400 00
E.—*Miscellaneous.*			
19. (*b*) Premium or bonus on loans	93 44		93 44
G.—*Receipts from other sources, viz.* :			
30. (*a*) Sundries	17 47		17 47
(*b*) Expense fund	169 77		169 77
Totals	931 25	2,734 70	3,665 95

Cash Account.

Expenditure for the eighteen months ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Colmn 4.)
	$ c.	$ c.	$ c.
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*			
Item No. 1. (*a*) Loaned on Shares		300 00	300 00
B.—*Expended on Stock Account.*			
10. Interest paid on terminating stock	223 19		223 19
11. Paid for terminating stock retired		2,256 83	2,256 83
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	80 00		80 00
28. (*d*) Stationery, postage, printing and advertising	20 77		20 77
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	9 00		9 00
32. (*h*) Registration fee	60 00		60 00
F.—*Balance.*			
(*b*) Cash in bank	716 16		716
Totals	1,109 12	2,556 83	3,665 95

MISCELLANEOUS STATEMENT FOR THE EIGHTEEN MONTHS ENDING 31ST DECEMBER, 1898.

	$ c.
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty. 7 per cent. ; on other securities, 8 per cent.	
7. Of the mortgages held by the Corporation, $7,900 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898. None.	
13. When were the accounts of the Corporation last audited? January 18, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed). John Hall, Toronto ; E. C. Davenport, Toronto.	

THE STANDARD LOAN COMPANY.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies' Act, (Consol. Stat. U. C. chap. 53), by declaration filed with the Clerk of the Peace for the County of Wellington, on 14th February, 1873, Decl. Book II., 133.) The original corporate name was "The Orangeville Building and Loan Association," which name was by Order-in-Council of Ontario, dated 19th May, 1898, changed to The Standard Loan Company. By the same Order-in-Council the head office was changed from Orangeville to Toronto.

The lending and the borrowing powers are governed by the Loan Corporations Act, R S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the above Corporation at the 31st December, 1898 and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The Board is constituted of six directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
T. P. Coffee	President	Toronto	February, 1898	February, 1899.
J. R. Stratton	Vice-President	Peterborough	"	"
W. E. Buckingham	Director	Guelph	"	"
F. M. Holland	Director	Toronto	"	"
F. C. Coffee	Director	"	"	"
F. M. Holland	Secretary	"		

A. Permanent capital stock: total amount authorized, none; total amount subscribed, none

B. Terminating or withdrawable stock : Total amount subscribed, $25,050, made up as follows :—

501 shares instalment stock (payable by fixed periodical payments) at $50 per share $25,050, on which there has been paid in $12,083.48.

SCHEDULE B

	Instalment.	
	No.	Amount.
		$
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.		
Number and amount in force at 31st December, 1897	501	25,050
" issued during 1898		
Gross total in force at any time in 1898	501	25,050

	No. of shares.	Amount.		
		$		
Deduct as follows :				
Withdrawn and paid off during 1898	73	3,650	73	3,650
Net total remaining in force at 31st December, 898			428	21,400

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).	
B.—*Terminating Capital Stock or Shares.*	
Item No.	
20. (*g*) Instalment stock : Total issue now in force 501 shares at $ per share of $50, on which has been paid	12,083 48
22. (*i*) Profits or accrued interest on (20) credited or appropriated	505 56
23. (*j*) Profits or accrued interest on (20) not credited or appropriated	549 16
Total actual liabilities	13,138 20

Balance Sheet as at 31st December, 1898.

Dr.

	$ c	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing		2,649 26
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	9,939 78	
10. (*b*) Debts secured by mortgaged land held for sale	445 64	10,385 42
E.—*Cash.*		
32. (*b*) In bank	103 52	103 52
Total of assets owned beneficially by Corporation		13,138 20

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Terminating capital. (Column 2.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	A.—*Balances from 31st December, 1897.*		
1.	(*b*) Cash (not already shown under (1)) :		
3.	(ii) In bank	103 52	103 52
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty :		
10.	(i) Principal	1,362 36	
11.	(ii) Interest	554 56	1,916 92
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of foregoing items)	386 73	386 73
	Totals		2,407 17

Cash Account.

Expenditure for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.	$ c.
Item No. 5. (iv) Taxes and repairs on property		4 79	
7. (*e*) Insurances or taxes advanced on property mortgaged to the Corporation		69 16	
			73 95
B.—*Expended on Stock Account.*			
14. Paid for terminating stock withdrawn		2,184 70	2,184 70
32. (*h*) Registration fees	45 00		45 00
F.—*Balance.*			
(*b*) Cash in bank			103 52
Totals	45 00	2,258 65	2,407 17

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.

2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.

3. Amount of other existing obligations of the Corporation which will mature in 1899. None.

4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.

5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, and debentures, none; on debenture stock, none.

6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6%; on other securities, none.

7. Of the mortgages held by the Corporation, all are on realty situate in Ontario.

8. Loans written off or transferred to real estate account during 1898. None.

12. (a) What officers of the Corporation are under bond and for what sum respectively? None.

THE STRATFORD BUILDING AND SAVINGS SOCIETY.

Head Office, Stratford, Ontario.

Incorporated under the Building Societies Act (R.S O. 1887, c 169), by declaration filed with the Clerk of the Peace for the County of Perth on the 23rd August, 1889. (Decl. Book I., 19.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement.

Of the condition and affairs of The Stratford Building and Savings Society of Stratford, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on corner of Market and Albert Streets, in the City of Stratford, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office,	Address.	Term of office.	
			Began (date).	Will end (date).
Michael F. Goodwin	President	Stratford	4th Nov., 1898	3rd Nov., 1899.
N. A. Bosworth	Vice-President	"	"	"
John Brown	Director	"	"	"
Joseph Baxter	Director	"	"	"
C. F. Neild	Director	"	"	"
James Barker	Director	"	"	"
J. P. Mabee	Director	"	"	"
H. G. Hopkirk	Director	London	"	"
Nelson Monteith	Director	Stratford	"	"
D. B. Burritt	Manager Secretary	"	21st Oct, 1889.	

A. Permanent capital stock: total amount authorized, not fixed; total amount subscribed, $9,400, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(a) *Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	Total amount issued and subsisting at 31st December, 1898.			Total amount of actual payments thereon.	Total amount unpaid and constituting an asset of the Corporation.
	No. of shares.	Par value of shares.			
		$	$ c.	$ c.	$ c.
1. Fully paid	44	100	4,400 00	4,400 00	.....
2. Partly paid	23	100	2,300 00	433 48	1,866 52
3. Instalment (payable by fixed periodical payments, and still in process of payment).	27	100	2,700 00	196 47	2,503 53
Totals	94	100	9,400 00	5,029 95	4,370 05

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

B. Terminating or withdrawable stock; total amount subscribed, $176,000, made up as follows:

122 shares fully paid stock at $200 per share, $24,400, on which there has been paid in $24,400; 758 shares instalment stock (payable by fixed periodical payments) at $200 per share, $151,600, on which there has been paid in $54,106.44; total number of shares 880, subscribed by 251 shareholders, who have paid thereon the total of $78,506 44.

SCHEDULE B.

	Fully paid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
		$ c.		$ c.	$ c.
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.					
Number and amount in force at 31st Dec., 1897.	80	16,000 00	779	155,800 00	171,800 00
" issued during 1898	56	11,200 00	74	14,800 00	26,000 00
Gross total in force at any time in 1898	136	27,200 00	853	170,600 00	197,800 00
Deduct as follows :	No. of shares.	Amount.			
Withdrawn and paid off during 1898....	108	$ 21,600	13	2,600 00	95	19,000 00	21,600 00
Converted into permanent stock during 1898..... ...	1	200	1	200 00	.....	....	200 00
Total deductions..	109	21,800					
Net Total remaining in force at 31st Dec., 1898.			122	24,400 00	758	151,600 00	176,000 00
Total amount distribted or credited in 1898 :							
(1) As interest.....			.....	41 65	.....	131 29	172 94
(2) As dividends out of profits.....			.....	1,074 53	.....	2,742 77	3,817 30

Balance Sheet as at 31st December, 1898.

Capital and Liabilities.

Dr.

	$ c.	$ c.
Capital (Liabilities to Stockholders or Shareholders.)		
A.—*Permanent Capital Stock or Shares.*		
Item No. 8. (*h*) Instalment permanent stock (payable by fixed periodical payments): total subscribed $9,400, on which has been paid...	5,029 95	
B.—*Terminating Capital Stock or Shares.*		
14. (*a*) Fully paid stock: total in force, 122 shares at $200 per share....	24,400 00	
15. (*b*) Profits or accrued interest on (14) credited or appropriated but not yet paid	10 56	
20. (*g*) Instalment stock: total issue now in force 758 shares at $200 per share, $151,600, on which has been paid..	44,344 73	
21. (*h*) Profits or accrued interest on (20) credited or appropriated but not yet paid	9,761 71	
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.*		
24. Balance at credit of profit and loss account.....	3,103 41	
25. Interest accrued.....	143 64	
26. Interest, premiums, etc., received since books were last closed	1,009 23	
		87,803 23
Liabilities to the Public.		
27. Deposits.....	1,290 00	
28. Interest on deposits due, accrued or capitalized.....	69 84	
37. Owing to banks (including interest due or accrued).....	4,700 00	
		6,059 84
Total actual liabilities.....	....	93,863 07

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	3,578 22	3,578 22
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	84,693 00	
10. (*b*) Debts secured by mortgaged land held for sale	805 69	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	92 10	85,590 75
12. (*d*) Of the debts mentioned in items 9, 10 and 11, the sum of $4,781.30 is due by directors or officers of the Corporation. (Not extended.)		
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	2,677 00	
26. (*n*) Interest due or accrued on item 21, and not included therein	51 54	2,728 54
E.—*Cash.*		
31. (*a*) On hand	535 21	
32. (*b*) In bank	23 29	558 50
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	225 55	
38. (*b*) Sundry arrears of interest and fines	740 69	
39. (*c*) Insurance premiums advanced	55 18	
40. (*d*) Preliminary expense account	104 24	
41. (*e*) Cost of management since Sept. 30th, 1898, the last closing of books	281 36	1,407 02
Total of assets owned beneficially by Corporation		93,863 07

Cash Account.

Receipts for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account.		Total. (Column 4.)
		Terminating capital. (Column 2.)	Permanent capital, including reserve. (Column 3.)	
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.	$
Item No. A.—*Balances from 31st December, 1897.*				
(*b*) Cash (not already shown under (1)) :				
2. (i) On hand				195 81
3. (ii) In bank				67 92
B.—*Sums received Wholly or Partly on Capital Stock.*				
4. (*b*) Calls on permanent capital stock			743 81	743 81
6. (*c*) Sales of fully paid building society stock		3,200 00		3,200 00
8. (*e*) Dues on instalment building society stock		13,892 93		13,892 93
C.—*Receipts on Account of Investments, Loans or Debts.*				
(*a*) On mortgages of realty :—				
10. (i) Principal				8,107 00
11. (ii) Interest	5,031 47			5,031 47
(*b*) On other securities :—				
12. (i) Principal				3,142 00
13. (ii) Interest or dividends	167 61			167 61
D.—*Receipts from Real Estate owned Beneficially by Corporation.*				
17. (*b*) Rent	52 33			52 33
E.—*Miscellaneous.*				
20. (*c*) Membership or entry fees (being income of Corporation)	32 00			32 00
21. (*d*) Fines	36 59			36 59
24. (*g*) Conversion of terminating into permanent stock			200 00	200 00
F.—*Borrowed Money.*				
25. (*a*) Bank or other advances, discounts or overdrafts				71,100 00
G.—*Receipts from other sources, viz.* :				
30. (*a*) Rents use of office	100 00			100 00
(*b*) Discounts on withdrawals	83 46			83 46
(*c*) Office furniture	14 50			14 50
(*d*) Sundries	998 17			998 17
(*f*) Insurance account	12 03			12 03
Totals	6,528 16	17,092 93	943 81	107,177 63

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1).	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4).
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*			
Item No.			
1. (*a*) Loaned on mortgages of realty			16,397 23
2. (*b*) Loaned or invested in other securities			3,242 00
6. (*c*) Real estate purchased			3,578 22
(*c*) Insurances and taxes advanced on property mortgaged to the Corporation			57 03
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into column 1*)	242 55		242 55
9. Dividends paid on terminating stock. (*Extend into column 1*)	1,089 37		1,089 37
10. Interest paid on terminating stock. (*Extend into column 1*)	172 94		172 94
11. Paid for terminating stock withdrawn		8,307 52	8,307 52
13. Profits paid on (11). (*Extend as in 11*)		554 55	554 55
17. Terminating stock converted into permanent		200 00	200 00
C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz:*			
18. (*a*) Bank account (principal and interest)			70,842 25
19. (*b*) Deposits: Principal, $291.64; Interest, $27.16.			318 80
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	569 96		
26. (*b*) Commission or brokerage	107 50		
28. (*d*) Stationery, postage, printing and advertising	36 11		
29. (*e*) Law costs	23 00		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	424 93		
31. (*g*) Registration fees	34 00		
			1,195 50
E.—*Other Expenditures, viz.:*			
33. (*a*) Office furniture			10 50
34. (*b*) Sundries			410 67
F.—*Balance.*			
37. (*a*) Cash on hand			535 21
(*b*) Cash in bank			23 29
Totals	2,700 36	9,062 07	107,177 63

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
3. Amount of other existing obligations of the Corporation which will mature in 1899 Bank	4,700 00
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	6,577 00
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 7%; on other securities, 8%.	
7. Of the mortgages held by the Corporation, $85,498.69 is on realty situate in Ontario.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. Number, 2; amount	2,300 00
10. Aggregate market value of the land mortgaged to the Corporation, $195,000.	
11. How often are the securities held by the Corporation valued? Once a year.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000	
13. When were the accounts of the Corporation last audited? September 30th, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed). J. R. Stuart and R. R. Neild, Stratford, for financial year October 1st, 1898, to September 30th, 1899.	

THE SUN SAVINGS AND LOAN COMPANY OF ONTARIO.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies Act (R. S. O. 1887, c. 169) by declaration filed with the Clerk of the Peace for the County of York on the 3rd day of May, 1893. (Decl. Book II, '99.) The original corporate name was the Happy Home Building Society, which name was by Order-in-Council of Ontario, 4th August, 1894, changed to the Sun Savings and Loan Company of Ontario. (*Ibid*)

The lending and the borrowing powers are governed by the Loan Corporations Act, R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Sun Savings and Loan Company of Ontario, at the 31st December, 1898, for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 2 Richmond street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors holding office for one year, or until their successors are appointed.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office	Address.	Term of office.	
			Began (date.	Will end (date).
J. T. Gilmour, M D	President	Toronto	February 21st, 1898.	20th February, 1899
H. Hartley Dewart	Vice-President.....	"	"	"
Wm. Hassard	Director	"	"	"
Robert A. Purdon.....	Director	"	"	"
W. Pemberton Page..	Managing Director and Secy. ..	" ..	"	"

A. Permanent capital stock : total amount authorized, $100,000 ; total amount subscribed, $59,100, as more particularly set out in Schedule A hereto.

Schedule A.

(*a*).—*Fixed and permanent capital stock created by virtue of Building Society Acts.*

Description.	No. of shares.	Par value of shares.	Total amount held	Total amount paid thereon.	Total remaining unpaid.
		$	$	$	$
1. Fully paid	192	100	19,200	19,200	....
2. Partly called..	399	100	39,900	14,430	25,470
Totals	591	.. ..	59,100	33,630	25,470

List of Shareholders as at 31st December, 1898.

Not printed.

B. Terminating or withdrawable stock : Total amount subscribed, $1,036,000, made up as follows : 130 shares fully paid stock at $100 per share, $13,000, on which there has been paid in $13,000; 1,129 shares "prepaid" stock (other than above) at $100 per share, $112,900, on which there has been paid in $68,295 ; 9,101 shares instalment stock (payable by fixed periodical payments) at $100 per share, $910,100, on which there has been paid in $36,908.59. Total number of shares, 10,360, subscribed by .... shareholders, who have paid thereon the total of $118,203.59.

SCHEDULE B.

Shares of terminating or withdrawable stock.	Fully paid.		Prepaid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	No.	Amount.	
		$		$		$	$
Number and amount in force at 31st Dec., 1897	37	3,700	997	99,700	7,010	701,000	804,400
Number and Amount issued during 1898	93	9,300	317	31,700	7,094	709,400	750,400
Gross total in force at any time in 1898	130	13,000	1,314	131,400	14,104	1,410,400	1,554,800
Deduct as follows:	No. of shares	Amount					
		$					
Withdrawn and paid off during 1898	93	9,300					
Forfeited and lapsed during 1898	4,855	485,500					
Converted into permanent stock	185	18,500					
Paid up certificates	55	5,500					
Total deduction	5,188	518,800					
			185	18,500	5,003	500,300	518,800
Net total remaining in force at 31st Dec., 1898	130	13,000	1,129	112,900	9,101	910,100	1,036,000
Total amount distributed or created in 1898:							
(1) As interest				4,537.01			4,537.01
Rate of such interest, per cent. per annum				6%			
(2) As dividends out of profits				1,153.72		451.60	1,605.32
Rate or rates per cent of such dividends				3%		9%	

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR

Item No.		$ c.	$ c.
	CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
	A.—*Permanent Capital Stock or Shares.*		
8.	(*h*) Instalment permanent stock (payable by fixed periodical payments); total subscribed, $59,100, on which has been paid	31,671 00	
9.	(*i*) Dividends declared but not yet paid	829 05	
			32,500 05
	B.—*Terminating Capital Stock or Shares.*		
14.	(*a*) Fully paid stock: Total in force, 130 shares at $100 per share, on which has been paid	12,309 00	
15.	Profits and accrued interest on (14) credited or appropriated not yet paid	260 25	
17.	(*d*) Prepaid stock: Total in force, 1,129 shares at $100 per share, on which has been paid	60,993 00	
18.	(*e*) Profits or accrued interest on (17) credited or appropriated but not yet paid	1,153 72	
19.	(*f*) Profits on (17) not credited or appropriated	2,684 32	
20.	(*g*) Instalment stock: Total issue now in force, 9,101 shares, at $100 per share, $910,100, on which has been paid	36,908 59	
21.	(*h*) Profits or accrued interest (20) credited or appropriated but not yet paid	451 60	
22.	(*i*) Profits and accrued interest on 17 and 20 not credited or appropriated	2,822 81	
	C.—*Liabilities to Stockholders or Shareholders other than as already shown under* A *or* B, *viz.*:—	975 00	
24.	Paid up certificates	436 40	
25.	Reserve		118,994 69
	LIABILITIES TO THE PUBLIC.—None.		
	Total actual liabilities		151,494 74

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land (including $543.14, being disbursements)	144,660 09	
11. (*c*) Interest due or accrued on item 9 and not included therein	865 54	145,525 63
C.—*Debts not above Enumerated for which the Corporation holds Securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the corporation	2,017 30	
22. (*j*) Debts secured by chattel mortgage collateral	245 00	2,262 30
D.—*Unsecured Debts.*		
27. (*a*) Agents' balances		39 94
E.—*Cash.*		
32. (*b*) In Imperial Trusts Company		3,666 87
Total of assets owned beneficially by Corporation		151,494 74

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account.		Total. (Column 4.)
		Terminating capital. (Column 2.)	Permanent capital, including reserve. (Column 3.)	
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.	$ c.
A.—*Balances from 31st December, 1897.*				
Item No. 1. (*a*) Capital Account, balance in Trusts Company.		11,144 09		11,144 09
(*b*) Cash (not already shown under (1)):—				
3. (ii) In bank	104 37			104 37
B.—*Sums Received Wholly or Partly on Capital Account.*				
6. (*c*) Sales of fully paid building society stock	3,465 00	8,835 00	19,255 00	31,555 00
7. (*d*) Sales of prepaid building society stock	1,585 00	17,375 00		18,960 00
8. (*e*) Dues on instalment building society stock	6,719 09	28,358 66		35,077 75
9. (*f*) Premiums on (6), (7) and (8)		116 50		116 50
C.—*Receipts on Account of Investments, Loans or Debts.*				
(*a*) On mortgages of realty:				
10. (i) Principal		8,875 00		8,875 00
11. (ii) Interest		8,436 00		8,436 00
(*b*) On other securities:				
Stock loans		445 00		445 00
E.—*Miscellaneous.*				
18. (*a*) Premiums or bonus on loans		84 00		84 00
21. (*d*) Fines		98 00		98 00
G.—*Receipts from other Sources, viz.:*				
30. (*a*) Interest on balance in Trust Co.		688 51		688 51
Totals	11,873 46	84,455 76	19,255 00	115,584 22

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Terminating capital. (Column 2.)	Total. (Column 4.)
I.—Expended on Corporation Account.			
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.	$ c.
Item No.			
1. (*a*) Loaned on mortgages of realty		91,187 95	
(*b*) Loaned or invested in other securities, viz. :			
2. (i) Stock		1,264 60	
7. (*d*) Incumbrances on realty paid off		513 94	
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock	69 06		
10. Interest paid on terminating stock. (*Extend into Column 1*)	3,365 40		
11. Paid for terminating stock withdrawn		1,295 76	
14. Paid " " retired		295 00	
C.—*Money (other than foregoing) or Interest thereon paid, viz.:*			
Interest, special stock. (Expense fund)	160 50		
D.—*Management Expenses other than foregoing.*			
25. (*a*) Salaries and fees	4,711 59		
26. (*b*) Commission or brokerage	5,196 12		
27. (*c*) Advances to agents	582 80		
28. (*d*) Stationery, postage, printing and advertising	1,664 13		
29. (*e*) Law costs	52 70		
30. (*f*) Fuel, rent, taxes (other than in 7) rates, lighting, etc	425 00		
31. (*g*) Travelling expenses	266 42		
32. (*h*) Registration fees	32 00		
E.—*Other Expenditures, viz.:*			
33. (*a*) Furniture		46 02	
34. (*b*) Commission to Trust Co	300 00		
35. Miscellaneous	376 99		
F.—*Balance.*			
37. (*a*) Cash on hand	51 18		
(*b*) Cash in Trusts Co		3,666 87	
Cash in bank	60 19		
Totals	17,314 08	98,270 14	115,584 22

Miscellaneous Statement for the Year Ending 31st December 1898

	$ c.
1. Amount of Debentures, issued by the Corporation in Canada which will matuie in 1899. None.	
2. Amount of Debentures issued by the Corporation elsewhere which will mature in 1899 None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.; None.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 10 per cent.	
7. Of the mortgages held by the Corporation, $124,391.95 is on realty situate in Ontario, and $19,725 is on realty situate elsewhere.	
8. Loans written off or transferred to real estate account during 1898. None.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. None.	
10. Aggregate market value of land mortgaged to the Corporation, $216,175.	
11. How often are the securities held by the Corporation valued? Annually.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $2,000; accountant. $1,000.	
(b) Are the said bonds executed by private sureties or by Guarantee Companies? By Guarantee Companies.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed): James F. Lawson, Toronto, Ont; I. L. Atkinson, Toronto, Ont.	

THE YORK COUNTY LOAN AND SAVINGS COMPANY.

Head Office, Toronto, Ontario.

Incorporated under the Building Societies Act, R.S.O. 1887, c. 169, by declaration filed with the Clerk of the Peace for the County of York on the 21st December, 1891. (Decl. Book II., p. 83.)

The lending and the borrowing powers are governed by the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the York County Loan and Savings Company of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is in Confederation Life Building, in the City of Toronto, in the Province of Ontario.

The Board is constituted of four directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Joseph Phillips	President and General Manager	Toronto	24th Feb'y, 1898	9th March, 1899.
A. T. Hunter	Vice-President	"	"	"
E. J. Burt	Director	"	"	"
V. Robin	Secretary-Treas.	"	"	"

B. Terminating or withdrawable stock : Total amount subscribed, $3,002,000, made up as follows :

1,709 shares fully paid stock at $100 per share, $170,900, on which there has been paid in $170,900 ; ..... shares instalment stock (payable by fixed periodical payments) at $100 per share, $....., on which there has been paid in $240,311.43 ; total number of shares ....., subscribed by the shareholders, who have paid thereon the total of $411,211.43.

SCHEDULE B.

	Fully paid.		Instalment.		Total.
	No.	Amount.	No.	Amount.	
		$ c.		$ c.	$ c.
SHARES OF TERMINATING OR WITHDRAWABLE STOCK.					
Number and amount in force at 31st December, 1897	1,583	158,300 00	.....	193,368 01	.....
" " issued during 1898	506	50,600 00	...	242,931 45	.....
Gross total in force at any time in 1898	2,089	208,900 00		436,299 46	.....
	No. of shares.	Amount.			
		$ c.			
Deduct as follows:					
Withdrawn and paid off during 1898	380	211,206 21	38,000 00	.....	173,206 21
Forfeited and lapsed and suspended during 1898	.....	22,781 82	.. ..	....	.. ..
Total deduction	.....	.....	....	.....	..... 22,781 82 .....
Net total remaining in force at 31st December, 1898	1,709	170,900 00		240,311 43	.....
Total amount distributed or credited in 1898:					
(1) As interest	.....	11,387 85	.....	.....	. .. .
Rate of such interest, per cent. per annum 5%.					
(2) As dividends out of profits	.....	12,197 74	.....	.....	....
Rate or rates per cent. of such dividends 5%.					

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. B.—*Terminating Capital Stock or Shares.*		
14. (*a*) Fully paid stock: Total in force, 1,709 shares at $100 per share..	170,900 00	
20. (*g*) Instalment stock: Total issue now in force ..... shares at $100 per share, on which has been paid	240,311 43	
21. (*h*) Profits or accrued interest on (20) credited or appropriated, but not paid out	31,479 24	
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A or B, viz.:*		
24. Reserve fund	18,000 00	
25. Contingent fund	39,296 58	
26. Borrowers return of principal	30,800 09	
		530,787 34
LIABILITIES TO THE PUBLIC.		
39. Due on loans in process of completion or to pay assumed mortgages.	4,307 57	
40. Other liabilities to the public, viz.:		
41. (*a*) Mortgages assumed for members	5,300 00	
		9,607 57
Total actual liabilities		540,394 91

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER		
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	429,410 46	
10. (*b*) Debts secured by mortgaged land held for sale	7,736 55	
11. (*c*) Interest due or accrued on items 9 and 10, and not included therein	5,525 42	442,672 43
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
21. (*i*) Debts secured only by terminating stock or shares of the Corporation	24,825 00	
22. (*j*) Advances to borrowers, taxes, etc	6,409 84	31,234 84
E.—*Cash.*		
31. (*a*) On hand	532 72	
32. (*b*) In bank	58,487 41	59,020 13
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Accounts receivable	1,525 58	
38. (*b*) Furniture and fixtures	5,941 93	7,467 51
Total of assets owned beneficially by Corporation		540,394 91

CASH ACCOUNT.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. (Column 2.)	Total. (Column 4.)
I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.	$ c.	$ c.	$ c.
Item No. A.—*Balances from 31st December, 1897.*			
(*b*) Cash, not already shown under (1) :—			
2. (i) On hand		153 32	
3. (ii) In bank		30,772 04	
B.—*Sums received wholly or partly on Capital Stock.*			
6. (*c*) Sales of fully paid Building Society stock		50,600 00	
8. (*e*) Dues on instalment Building Society stock		242,931 45	
C.—*Receipts on account of investments, loans or debts.*			
(*a*) On mortgages of realty :—			
10. (i) Principal		60,800 04	
11. (ii) Interest on mortgages and share loans	27,873 76		
(*b*) On other securities:			
12. (i) Principal on share loans		15,501 66	
E.—*Miscellaneous.*			
18. (*a*) Commission, brokerage (or remuneration as corporate agent, trustee, etc)	26,446 41		
22. (*e*) Forfeitures or lapses, including suspended capital	22,781 82		
23. (*f*) Revivals of terminating stock. (*Extend into Column 2*)		4,629 13	
G.—*Receipts from other sources, viz.* :			
30. (*a*) Accounts receivable	298 41		
(*b*) Mortgage investments		900 00	
(*c*) Real estate		450 00	
Totals	77,400 40	406,737 64	484,138 04

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account — Terminating capital. (Column 2.)	Total. (Column 4.)
	$ c.	$ c.	$ c.
I.—EXPENDED ON CORPORATION ACCOUNT.			
A.—*Sums Loaned or Invested on Capital Account*			
Item No.			
1. (*a*) Loaned on mortgages of realty		101,479 59	
(*b*) Loaned or invested in other securities:— On Company's stock		22,713 00	
(*c*) Insurance or taxes, etc., advanced on property mortgaged to the Corporation		2,963 44	
B.—*Expended on Stock Account.*			
9. Dividends paid on terminating stock	11,387 85		
10. Interest paid on terminating stock	12,197 74		
11. Paid for terminating stock withdrawn		211,206 21	
15. Terminating stock forfeited, lapsed or suspended		22,781 82	
17. Terminating stock revived. (*Extend into column 1*)	4,629 13		
D.—*Management Expenses (other than foregoing).*			
25. (*a*) Salaries and fees	11,130 00		
26. (*b*) Commission or brokerage	4,763 26		
27. (*c*) Advances to agents	2,381 64		
28. (*d*) Stationery, postage, printing and advertising	10,867 56		
29. (*e*) Law costs	500 00		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	2,885 25		
31. (*g*) Travelling expenses	3,070 92		
E.—*Other Expenditures, viz.:*			
33. (*a*) Furniture	160 50		
F.—*Balance.*			
37. (*a*) Cash on hand		532 72	
(*b*) Cash in bank		58,487 41	
Totals	63,973 85	420,164 19	484,138 04

MISCELLANEOUS EXPENDITURE FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 7%; on other securities 8%.	
7. Of the mortgages held by the Corporation, $337,510.46 is on realty situate in Ontario, and $91,900.00 is on realty situate elsewhere	429,410 46
8. Loans written off or transferred to real estate account during 1898	700 00
10. Aggregate market value of land mortgaged to the Corporation	858,820 00
11. How often are the securities held by the Corporation valued? Quarterly.	
12. What officers of the Corporation are under bond and for what sum respectively? Treasurer, $13.000; Officers, Collectors, Superintendents, Inspectors and Office Clerks	101,675 00
13. When were the accounts of the Corporation last audited? 8th February, 1898.	
14. Names and address of the auditors respectively for 1898. Thomas G. Hand, G. F. Harper, Toronto.	

III. LOANING LAND COMPANIES.

DETAILED REPORTS OF THE SEVERAL COMPANIES.

THE DOVERCOURT LAND, BUILDING AND SAVINGS COMPANY, LIMITED.

Head Office, Toronto

Incorporated on the 16th December, 1885, by Letters Patent of Ontario, (Lib. 17, No 115), issued under The Ontario Joint Stock Companies' Letters Patent Act, R. S. O. 1877, c. 150.

For the lending powers see statement of the objects in the above instrument.

For the borrowing powers see paragraphs 25 to 28 of the same.

Annual Statement

Of the condition and affairs of The Dovercourt Land, Building and Savings Company, Limited, of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 57 Victoria street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of six directors holding office for one year.

The directors and chief executive officers of the corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
James Brandon.....	President	Toronto, Ont	Tuesday, 8th Feb. '98	Tuesday, 14th Feb. '99
Harton Walker.....	Vice-President.	"	" "	" "
W. Walton.....	Director.....	"	" "	" "
A. H. Lightbourn.....	Director.....	"	" "	" "
A. M. Walton.....	Director.....	"	" "	" "
E. T. Lightbourn.....	Director.	"	" "	" "
James T. Locke	Manager	"	" "	" "

A. Permanent capital stock: Total amount authorized, $500,000; total amount subscribed, $64,550, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*b*) *Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	No of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$ c.	$ c.
1. Fully called	1,291	50	64,550	63,792 85	757 15
Totals	1,291	50	64,550	63,792 85	757 15

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1 (*a*) Ordinary joint stock capital fully called; Total called, $64,550; total paid thereon.	63,792 85	
5. (*e*) Unappropriated profits in respect of (1)	621 82	
6. (*f*) Reserve fund in respect of (1).....	10,000 00	
		74,414 67
LIABILITIES TO THE PUBLIC.		
38. Due on bills payable other than (37) (including interest due or accrued)	1,700 00	
40. Other liabilities to the public viz:		
41. (*a*) Mortgages payable and accrued interest	7,330 42	
42. (*b*) Taxes on properties (vacant lands)	2,450 00	
43. (*c*) Sundry accounts	2,116 32	
		13,596 74
Total actual liabilities.	.....	88,011 41
CONTINGENT LIABILITIES.		
44. Claims against the Corporation not acknowledged as debts, viz.:		
45. (*a*) Mortgages and accrued interest	9,245 00	
		9,245 00
"The above amount is mortgages on sales or purchases of land made some years ago, and which mortgages contain the covenant of this Company to pay. We, however, consider that properties covered by them and collateral security held by us is sufficient to cover all our liability."		
Total contingent liabilities	.....	9,245 00

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing, principally vacant lands	29,420 00	29,420 00
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land, being mortgages and agreements principally for balances on sales of land and due and accrued interest	40,415 42	40,415 42
12. (*d*) Of the debts mentioned in items 9, 10 and 11 the sum of $549.27 is due by directors or officers of the Corporation (Not extended)		
E.—*Cash.*		
31. (*a*) On hand in office	40 50	
32. (*b*) In bank	149 47	189 97
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Bills receivable and interest	734 53	
38. (*b*) Rents due and accrued	215 00	
39. (*c*) Land and Loan Company's stock fully paid	8,004 00	
**40. (*d*) Land and Loan Company's stock, 90 per cent. paid	8,550 00	
41. (*e*) Sundry accounts	482 49	17,986 02
Total of assets owned beneficially by Corporation		88,011 41
H. ASSETS NOT OWNED BENEFICIALLY BY CORPORATION BUT FOR WHICH THE CORPORATION IS ACCOUNTABLE.	See Note under CONTINGENT LIABILITIES.	

* (Three of the above mortgages are assigned as collateral to Bills Payable.)

** $950.00 of above item is not paid in cash but credited to special account.

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.			Amount carried to earnings, maintenance or contingent account. (Column 1.)
	I.—Received by the Corporation for its own use.		$ c.
	A.—*Balances from 31st December, 1897.*		
1.	(*b*) Cash (not already shown under (1)):		
2.	(i) On hand		17 95
3.	(ii) In bank	$272 83	
	B.—*Sums Received Wholly or Partly on Capital Stock.*		
4.	(*a*) Calls on joint stock permanent capital on account		42 85
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:		
10.	(i) Principal		812 60
11.	(ii) Interest		679 98
	F.—*Borrowed Money.*		
29.	(*e*) Bills payable		560 00
	G.—*Receipts from other Sources, viz.:*		
30.	(*a*) Collateral accounts		1,604 70
	(*b*) Received from bank		3,950 23
	(*c*) Sundry accounts		211 75
	Totals		7,820 06

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)
		$ c.
	I.—Expended on Corporation Account.	
	A.—*Sums Loaned or Invested on Capital Account.*	
1.	(*a*) Taxes and charges on mortgages and agreements	235 22
24.	(*g*) Interest mortgages payable	425 00
	D.—*Management Expenses (other than foregoing).*	
25.	(*a*) Salaries	450 00
26.	(*b*) Registration of Company	30 00
27.	(*c*) Return loans and advances for taxes	667 27
28.	(*d*) Stationery, postage, printing and advertising and general expenses	74 18
30.	(*f*) Fuel, rent, taxes (other than in 7), and rates	147 00
31.	(*g*) Voted to directors and auditors at annual meeting, 1898	370 0
32.	(*h*) Sundry accounts	61 41
	E.—*Other Expenditures, etc.:*	
33.	(*a*) Collateral accounts	1,493 15
34.	(*b*) Bank deposits	3,826 33
	F.—*Balance.*	
37.	(*a*) Cash on hand	40 50
	(*b*) Cash in bank $149 47	
	Totals	7,820 06

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899, Bills payable, $1,700, and taxes $2,450, mortgages payable $7,300.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899: Mortgages and agreements nearly all now due.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, none; on debentures, none; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, about 6 per cent.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898; mortgages, agreements and interest written off	13,826 58
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, none; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation? Principally vacant lands or security on same. Impossible to place cash value on assets.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899, S. E. Townsend, Toronto, Ont.; F. J. Lightbourn, Toronto, Ont.	

THE LAND SECURITY COMPANY.

Head Office, Toronto.

Constating Acts or Instruments.

1873. Special Act of Incorporation, 36 V. c. 128 (O.), under the name of The Toronto House Building Association.

1882. 45 V. c. 80 (O.), changing the corporate name to The Land Security Company; increasing capital stock, and amending powers.

1885. 48 V. c. 82 (O.), amending powers.

1889. 52 V. c. 86 (O.), increasing capital stock; authorizing conversion of existing shares into new shares, and amending powers.

1890. 53 V. c. 132 (O.), increasing capital stock to $5,000,000; defining rights of transferee on transmission of shares by death, etc.

1896. 59 V. c. 113 (O.), changing ordinary shares into preference shares; dividing existing shares, etc.

For the lending powers see 48 V. c. 82 (O.), secs. 1, 2, and 52 V. c. 86 (O.), s. 5.

For the borrowing powers see 36 V. c. 128 (O.), s. 5, as amended by 45 V. c. 80 (O.), s. 5, and by 48 V. c. 82 (O.), s. 2; and see 59 V. c. 113 (O.), secs. 10 to 13.

Annual Statement

Of the condition and affairs of the Land Security Company of Toronto, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the corporation is at No. 44-46 Victoria street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Robert Jaffray	President	Toronto, Ont.	1st February, 1898.	7th February, 1899.
Edward Galley	Vice-President	"	"	"
Hon. Chancellor J. A. Boyd	Director	"	"	"
Fred. J. Stewart	"	"	"	"
John C. Copp	"	"	"	"
William Wilson	"			
Ferguson J. Dunbar	"			
Wm. I. Mackenzie	Manager / Secretary	Toronto, Ont.	2nd February, 1897.	

A.—Permanent capital stock: Total amount authorized, $5,000,000; total amount subscribed, $1,382,300, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*b*) *Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	No. of shares.	Par value of shares. *	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$ c.	$ c.
1. Partly called	4,114	100	411,400	169,387 58	
2. "	5,079	90	457,110	211,084 40	
3. "	3,889	80	311,120	155 560 00	
4. "	709	70	49,630	28,360 00	
5. "	32	60	1,920	1,280 00	
6. Preference stock	15,112	10	151,120	151,120 00	
Totals	28,935		1,382,300	716,791 98	

* As readjusted under special Act, 59 Vic. c. 113 (O).

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Preferred joint stock capital fully called: Total called, ; total paid thereon	151,120 00	
2. (*b*) Ordinary joint stock capital, % called: Total called ; total paid thereon	565,671 98	
4. (*d*) Dividends declared in respect of (1) and (2), but not yet paid	93 60	
6. (*f*) Reserve fund in respect of (1) and (2)	108,192 49	
7. (*g*) Contingent fund in respect of (1) and (2)	19,246 57	
		844,324 64
LIABILITIES TO THE PUBLIC.*		
27. Deposits	40,435 11	
28. Interest on deposits, due, or accrued or capitalized	420 15	
29. Debentures issued in Canada	266,110 00	
30. Interest due and accrued on (29)	2,756 85	
31. Debentures issued elsewhere than in Canada	722,505 39	
32. Interest due and accrued on (31)	5,159 14	
37. Owing to banks (including interest due or accrued)	4,960 43	
		1,042,347 07
Total actual liabilities		1,886,671 71

* Specially secured by instrument bearing date 26th October, 1897, executed between the Company and certain Trustees.

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.*		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing	950,099 97	
6. (*c*) Leasehold land (including buildings) other than foregoing	326,566 43	1,276,666 40
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	532,614 90	
10. (*b*) Debts secured by mortgaged land held for sale	13,177 98	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	5,534 68	551,327 56
C.—*Debts not above enumerated for which the Corporation holds Securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	12,413 78	
22. (*j*) Debts secured by call loans on stocks	43,986 86	
26. (*n*) Interest due or accrued on items 20 and 22 and not included therein	1,118 85	57,519 49
E.—*Cash.*		
32. (*b*) In National Bank of Scotland, London, England	1,158 26	1,158 26
Total of assets owned beneficially by Corporation		1,886,671 71

* The above assets are subject to instrument mentioned on page 528, *supra*.

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c
	A.—*Balance from 31st December, 1897.*	
	(*b*) Cash (not already shown under 1):	
3.	(ii) In bank	2,061 73
	B.—*Sums received Wholly or Partly on Capital Stock.*	
4.	(*a*) Calls on joint stock permanent capital	5,346 50
	(*aa*) Joint stock capital paid in advance of calls	100 00
	C.—*Receipts on account of Investments, Loans or Debts.*	
	(*a*) On mortgages of realty:	
10.	(i) Principal	27,123 51
11.	(ii) Interest	15,896 70
	(*b*) On other securities:	
12.	(i) Principal	9,480 14
13.	(ii) Interest or dividends	3,389 72
	(*c*) Unsecured debts:	
15.	(ii) Interest from bank account, etc	21 50
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
16.	(*a*) Sales (not included in any of foregoing items)	24,718 54
17.	(*b*) Rents	57,067 08
	F.—*Borrowed Money.*	
25.	(*a*) Bank advances	4,960 43
26.	(*b*) Interest credited	15 54
	Totals	150,181 39

Cash Account.

Expenditure for the year ending 31st December, 1898

Item No.			Total. (Column 4.)
			$ c.
	I.—Expended on Corporation Account.		
	A.—*Sums Loaned or Invested on Capital Account.*		
	(*b*) Loaned or invested in other securities, viz. :		
2.	(i) Maintenance of loans		15,033 11
6.	(*c*) Real estate, permanent improvements		753 74
7.	(*d*) Incumbrances on realty paid off		400 00
	C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.:*		
18.	(*a*) Bank account, (principal and interest)		148 13
19.	(*b*) Deposits : Principal, $12,170.00 ; interest, $2,093.00		14,263 00
20.	(*c*) Debentures issued in Canada : Principal, $35,176.66 ; interest, $13,947.90		49,124 56
21.	(*d*) Debentures issued elsewhere : Principal ; interest, $31,377.82		31,377 82
	D.—*Management Expenses (other than foregoing)*		
25.	(*a*) Salaries and fees	$6,890 41	
28.	(*d*) Stationery, postage, printing and advertising	178 95	
29.	(*e*) Law costs	5 95	
31.	(*g*) Travelling expenses	19 15	
32.	(*h*) Registration fees	161 00	
			7,255 46
	E.—*Other Expenditures, viz.* :		
33.	(*a*) Charges on debentures		973 18
34.	(*b*) Interest on mortgage charge, overdue payments, etc		1,733 51
35.	(*c*) Maintenance of real estate		27,960 62
	F.—*Balance.*		
	(*b*) Cash in various banks		1,158 26
	Totals		150,181 39

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	38,201 98
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4.902 %; on debentures, 4.498 %.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898. Written off, $7,830.82; transferred, $68,432.61.	
11. How often are the securities held by the Corporation valued? Annually.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? 27th January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). W. F. Davison, Toronto, Ont.; R. F. Spence, Toronto, Ont.	

THE ONTARIO INDUSTRIAL LOAN AND INVESTMENT COMPANY, LIMITED.

Head Office, Toronto.

Incorporated 28th May, 1880, under letters Patent of Ontario, issued under the Ontario Joint Stock Letters Patent Act. (R. S. O. 1877, c. 150.)

For the lending and the borrowing powers see the Letters Patent and R. S. O. 1877, c. 150. secs. 30, 52, 58; also Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Ontario Industrial Loan and Investment Company (Limited), of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at Nos. 13 and 15 Arcade, in the City of Toronto, in the Province of Ontario.

The Board is constituted of five directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (Date).	Will end (Date).
William Booth	President	Toronto, Ont.	Thursday, Mar. 17, 1898	Thursday, Feb. 16, 1899.
Bernard Saunders	Vice-President	"	"	"
John J. Cook	Vice-President	"	"	"
Alfred Baker	Director	"	"	"
William Wilson	Director	"	"	"
Edmund T. Lightbourn	Manager-Secretary	"	"	"

A. Permanent capital stock: Total amount authorized, $3,500,000; total amount subscribed, $500,000, less $111,700, which has been forfeited for non-payment of calls, as more particularly set out in Schedule A hereto.

Schedule A.

(b).—Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.

Last call made: Date, 1st February, 1898; rate per cent., 10; gross amount, $38,830; amonnt paid thereon, $26,005.22.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$ c.	$ c.
2. 90 per cent. called	3,264	100	326,400	278,287 87	15,472 13
3. 90 per cent. called but fully paid, balance having been paid in advance of calls	619	.....	61,900	61,900 00	.....
Totals	3,883	....	388,300	340,187 87	15,472 13

List of Shareholders as at 31st December, 1898.

(Not printed).

Balance Sheet as at 31st December, 1898.

Capital and Liabilities.

Dr.

		$ c.	$ c.
	Capital (Liabilities to Stockholders or Shareholders).		
	A.—*Permanent Capital Stock or Shares.*		
Item No.			
2.	(*b*) Ordinary joint stock capital, 90 per cent. called; total called, $349,470; total paid thereon	333,997 87	
3	(*cc*) Joint stock capital paid in advance of calls	6,190 00	
5.	(*e*) Unappropriated profits in respect of (2) or (3)	6,674 52	
7.	(*g*) Contingent fund in respect of (2) or (3)	32,290 35	
			379,152 74
	Liabilities to the Public.		
27.	Deposits	22,312 09	
28.	Interest on deposits due or accrued or capitalized	590 52	
29.	Debentures issued in Canada	2,000 00	
30.	Interest due and accrued on (29)	25 00	
37.	Owing to banks (including interest due or accrued)	387 00	
40.	Other liabilities to the public, viz. :		
41.	(*a*) Mortgages payable and accrued interest	186,272 02	
42.	(*b*) Taxes on real estate	15,081 79	
			226,668 42
	Total actual liabilities		605,821 16
	Contingent Liabilities.		
48.	Money for which the Corporation is contingently liable, viz. :		
49.	(*a*) Principal guaranteed; two mortgages sold	1,127 17	
	Total contingent liabilities	1,127 17	

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing.....	445,639 13	
6. (*c*) Leasehold land (including buildings) other than foregoing.	82,049 00	527,688 13
B.—*Debts secured by Mortgages of Land.*		
*9. (*a*) Debts (other than item 10) secured by mortgages of land, being mortgages and agreements principally for balances due on sales of land.....	70,694 49	70694 49
12. (*d*) Of the debts mentioned in items 9. 10 and 11 the sum of $490 is due by directors or officers of the Corporation. (*Not extended*)		
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	1,196 66	1,196 66
E.—*Cash.*		
31. (*a*) On hand	195 97	195 97
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Rents receivable	5,455 91	
38. (*b*) Office furniture	590 00	6,045 91
Total of assets owned beneficially by Corporation.....	....	605,821 16
II.—Assets not Owned Beneficially by Corporation but for which the Corporation is Accountable.		
A.—*As Guarantor.*		
(*a*) Mortgage securities:		
43. (i) Principal, mortgages on lands sold which Company has guaranteed to pay	1,127 17	
Total of assets II	1,127 17	

*Some of these mortgages assigned as collateral security for bank overdraft.

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)
I.—Received by the Corporation for its own use.	
A.—*Balance from 31st December, 1897.*	$ c.
Item No. (*b*) Cash (not already shown under (1)):	
2. (i) On hand	409 05
B.—*Sums Received Wholly or Partly on Capital Stock.*	
4. (*a*) Calls on joint stock permanent capital	21,230 75
C.—*Receipts on Account of Investments, Loans or Debts.*	
(*a*) On mortgages of realty :—	
10. (i) Principal	2,064 25
11. (ii) Interest	2,451 27
D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
16. (*a*) Sales	9,424 11
17. (*b*) Rents	23,723 61
F.—*Borrowed Money.*	
25. (*a*) Bank or other advances, discounts or overdrafts	387 00
26. (*b*) Borrowed by taking deposits	876 05
Totals	60,566 09

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)
I. Expended on Corporation Account.	$ c.
Item No. A.—*Sums Loaned or Invested on Capital Account.*	
1. (*a*) Loans on mortgages	1,286 94
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.* :	
18. (*a*) Bank account (principal and interest)	7,323 51
19. (*b*) Deposits: Principal, $4,428.76; interest, $1,568.82	5,998 58
20. (*c*) Debentures issued in Canada: interest, $100	100 00
21. (*d*) Mortgages payable	18,917 83
D.—*Management Expenses (other than foregoing).*	
25. (*a*) Salaries and fees	2,955 00
28. (*d*) Stationery, postage, printing and advertising	368 72
29. (*e*) Law costs	175 52
32. (*h*) Registration fees	105 00
E.—*Other Expenditures, viz.* :	
33. (*a*) Disbursements on real estate owned	23,139 02
F.—*Balance.*	
37. (*a*) Cash on hand	195 97
Totals	60,566 09

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. Bank, $387; deposits, $3,000, and mortgages payable, $56,810.50	60,199 50
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, mortgages and agreements mostly now due.	
5. Average rate of interest per annum paid by the Corporation during 1898. On deposits, 5 per cent.; on debentures, 5 per cent; on mortgages payable, 5.44 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898. On mortgages of realty, 6½%; on other securities.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario,	
8. Loans written off or transferred to real estate account during 1898, mortgages and agreements and interest	72 00
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898—number 2; amount, $9,812.51.	
10. Aggregate market value of the land mortgaged to the Corporation? Principally on vacant land, impossible to state value owing to condition of real estate market.	
11. How often are the securities held by the Corporation valued?	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898,	
14. Names and address of the auditors respectively for 1898 and 1899: Sherman E. Townsend, Toronto, Ont.; James T. Locke, Toronto, Ont.	

THE PROVIDENT INVESTMENT AND MORTGAGE GUARANTEE COMPANY OF ONTARIO, LIMITED.

Head Office, Toronto, Ont.

Incorporated on 3rd November, 1893, by Letters Patent of Ontario, issued under the Ontario Joint Stock Companies' Letters Patent Act (R. S. O. 1887, c. 157).

For the lending and the borrowing powers see the Letters Patent (which contain special limitations).

Annual Statement

Of the condition and affairs of the Provident Investment and Mortgage Guarantee Company of Ontario, Limited, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 26 King street east, in the City of Toronto, in the Province of Ontario.

The Board is constituted of directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date.)
Hon. Geo. A. Cox	President	Toronto	18th January, 1899.	17th January, 1900
H. C. Cox	Vice-President	"	"	"
Jos. W. Flavelle	Director	"	"	"
E. W. Cox	Director	"	"	"
F. G. Cox	Director	"	"	"
E. R. Wood	Director	"	"	"
A. E. Ames	Director	"	"	"
E. R. Wood	Manager and Director	"		
F. W. Baillie	Secretary	"		

A. Permanent capital stock: Total amount authorized, $2,500,000; total amount subscribed, $800,000, as more particularly set out in Schedule A.

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.

Description.	No. of shares.	Par value. of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$	$ c.
1. Fully called	8,000	100	800,000	800,000	.....
Totals.....	8,000	100	800,000	800,000	.....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called; Total called, $800,000; total paid thereon	800,000 00	
7. (*g*) Contingent fund in respect of (1)	13,102 20	
		813,102 20
LIABILITIES TO THE PUBLIC.		
44. Mortgages payable.....	85,000 00	
45. Loans in Canada against the security of bonds, stocks and debentures owned by Company.....	1,953,761 80	
46. Loans in Great Britain against the security of bonds, stocks and debentures owned by Company.....	265,278 74	
47. Accrued interest on above items	18,451 93	
		2,322,492 47
Total actual liabilities.....	.....	3,135,594 67

Balance Sheet as at 31st December, 1898.

Cr.

		$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.			
	A.—*Immovable Property Owned Beneficially by Corporation*		
5.	(*b*) Freehold land (including buildings) other than foregoing	344,664 76	
6.	(*c*) Leasehold land (including buildings) other than foregoing	5,000 00	
7.	(*d*) Rents due $244.30, and accrued $1,011.50	1,255 80	
			350,920 56
	B.—*Debts Secured by Mortgages of Land*		
9.	(*a*) Debts (other than item 10) secured by mortgages of land	4,223 50	
			4,223 50
	C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
14.	Debts secured by Municipal bonds or debentures	98,670 60	
16.	Debts secured by Loan Corporations' debentures	388,300 00	
17.	Debts secured by Dominion Government stocks or bonds	90,520 00	
18.	Debts secured by stocks or bonds of any of the Provinces of Canada	352,252 86	
22.	Debts secured by bonds of chartered Electric and Steam Railways	420,921 42	
23.	Debts secured by fire Assurance, Investment, Loan and Savings, Electric Light and Railway Corporations and various other bonds, stocks, and debentures	1,399,049 66	
26.	Interest due or accrued on items 14 to 25 and not included therein.	13,923 08	
			2,763,637 62
	E.—*Cash.*		
31.	(*a*) On hand	274 61	
32.	(*b*) In bank	16,538 38	
			16,812 99
	Total of assets owned beneficially by Corporation		3,135,594 67

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	A.—*Balances from 31st December, 1897.*		
	(1) Cash (not already shown under (1)):		
2.	(i) On hand		1,322 22
3	(ii) In bank		13,478 62
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:—		
10.	(i) Principal		454 50
11.	(ii) Interest	39 02	39 02
	(*b*) Bonds, stock and debentures owned by company:—		
12.	(i) Principal		583,456 99
13.	(ii) Interest or dividends and profits on purchase and sale of bonds, stocks, and debentures	77,724 61	83,204 79
	(*c*) Unsecured debts—bills receivable:—		
	(i) Principal		1,000 00
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of the foregoing items)		316,879 23
17.	(*b*) Rents	21,110 31	28,806 92
	F.—*Borrowed Money.*		
25.	(*a*) Bank or other advances, discounts or overdrafts against security of stocks, bonds and debentures owned by company		1,521,234 27
	Totals	98,873 94	2,549,876 56

Cash Account.

Expenditure for the year ending 31st December, 1898.

		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total (Column 4.)
	I.—Expended on Corporation Account.	$ c.	$ c.
Item No.	A.—*Sums Loaned or Invested on Capital Account.*		
	(*a*) Loaned on mortgages of realty		3,779 50
	(*b*) Purchase of stocks, bonds and debentures and accrued interest	12,292 20	2,420,380 77
6.	(*c*) Real estate purchased		15,823 11
7	(*d*) Incumbrances paid off		3,000 00
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock	40,000 00	50,000 00
	C.—*Borrowed Money (other than foregoing) or Interest Thereon paid, viz.:*		
18.	(*a*) Bank account (interest on advances)	20,828 82	20,828 82
	D.—*Management Expenses (other than foregoing):*		
25.	(*a*) Salaries and fees		
26.	(*b*) Commission or brokerage	1,952 13	
28.	(*d*) Stationery, postage, printing and advertising	392 47	
29.	(*e*) Law costs	328 42	
32.	(*h*) Registration fees	155 00	2,828 02
	E.—*Other Expenditures, viz.:*		
33.	(*a*) Taxes	9,247 68	9,247 68
34.	(*b*) Insurance	269 17	269 17
35.	(*c*) Fuel, ground rent	5,635 00	6,906 50
	F.—*Balance.*		
37.	(*a*) Cash on hand $274 61		
	(*b*) Cash in Central Canada Loan and Savings Company 16,538 38		16,812 99
	Totals	91,100 89	2,549,876 56

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5½%.	
7. Of the mortgages held by the Corporation, $3,779.50 is on realty situate in Ontario.	
10. Aggregate market value of the land mortgaged to the Corporation.	7,000 00
11. How often are the securities held by the Corporation valued?	
12. (a) What officers of the Corporation are under bond and for what sum respectively?	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed): Robert F. Walton, Toronto; H. M. Asling, Toronto.	

THE SCOTTISH ONTARIO AND MANITOBA LAND COMPANY (LIMITED).

Head Office, Glasgow, Scotland.

Chief agency in the Province of Ontario, No. 11 Toronto Street, Toronto.

Attorneys for the Province of Ontario for purposes of Loan Corporations Act (P. of Att'y. 1st Sept., 1897): James Lendrum Scarth, of Toronto, and John Galloway Scott of Toronto.

Commissioners in Canada for execution of Deeds, etc. (P. of Att'y, 8th Oct., 1889): James Lendrum Scarth of Toronto; Alexander Bain of Winnipeg, and John Galloway Scott of Toronto.

Constating Instruments.

Certificate of incorporation (15th Dec., 1879) issued by Registrar of Joint Stock Companies for Scotland, under the Companies' Act, 1862, 1867 and 1877.

Memorandum of Association and Articles of Association (both of the 12th Dec., 1879) under the above Acts and amendment to 73rd Article made 24th April, 1882.

For the lending and borrowing powers see the Memorandum of Association and the Articles of Association, and the (Imp.) Companies' Act 1862 to 1893; also for transactions in Ontario, see the Loan Corporations Act, R.S.O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Scottish Ontario and Manitoba Land Company (Limited) of Glasgow, Scotland, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The Board is constituted of five directors holding office for three years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hugh Wright	President	Altiery, Scotland.	1st April, 1896	April, 1899.
Peter Sturrock	Director	Kilmarnock, "	1st " 1898	" 1901.
Samuel Gunn	Director	Glasgow, "	5th " 1897	" 1900.
Robert Miller	Director	Edinburgh, "	7th " 1896	" 1899.
Robert Anderson	Director	Glasgow, "	5th " 1897	" 1900.
J. L. Scarth	Com'r in Ontario.	Toronto		
A. Bain	" in Manitoba	Winnipeg		
James Muirhead	Secretary	Glasgow		

A.—Permanent capital stock : total amount authorized, $2,433,333.33 ; total amount subscribed, $1,119,965.99, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Joint Stock Companies Acts or Private Acts.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.
		£	$ c.	$ c.
2. 90 per cent. called A shares	10,518	10 stg.	511,875 99	409,500 80
Paid in anticipation of calls				101,289 41
3. 90 per cent. called B shares	12,495	10 stg.	608,090 00	482,756 28
Paid in anticipation of calls				2,827 53
Totals	23,013		1,119,965 99	996,374 02

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
2. (*b*) Ordinary joint stock capital 90% called ; Total called, $; total paid thereon	892,257 08	
Payments in anticipation of calls	104,116 94	
6. (*f*) Reserve fund in respect of (2) or (3)	12,166 66	
C.—*Liabilities to Stockholders or Shareholders other than as already shown under A.*		
24. Outstanding interest due to A shareholders	36,659 90	
Profit and loss account credit balance	4,028 62	
		1,049,229 20
LIABILITIES TO THE PUBLIC.		
27. Deposits	1,460 00	
28. Interest on deposits due or accrued or capitalized	6 74	
31. Debentures issued elsewhere than in Canada	109,486 81	
32. Interest accrued on (31)	603 97	
40. Other liabilities to the public, viz.:		
41 (*a*) Sundry open accounts	13,283 03	
		124,840 55
Total actual liabilities		1,174,069 75

BALANCE SHEET AS AT 31ST DECEMBER 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing, subject to mortgage of $3,000 on one parcel of land	847,665 85	847,665 85
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	154,755 36	
10. (*b*) Debts secured by mortgaged land held for sale	82,332 44	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	5,220 17	242,307 97
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows:*		
22 (*j*) Debts secured by chattel mortgage	100 00	
23. (*k*) Debts secured by bills receivable	2,143 32	
24. (*l*) Debts secured by special agreements	4,581 52	6,824 84
D.—*Unsecured Debts.*		
27. (*a*) Rents accrued and in arrears	2,542 88	2,542 88
E.—*Cash.*		
31. (*a*) On hand	153 59	
32. (*b*) In banks	32,953 02	33,106 61
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture	216 56	
38. (*b*) Balance at debit open sundry accounts	4,745 14	
39. (*c*) Suspense account for interest due "A" shareholders as per contra	36,659 90	41,621 60
Total of assets owned beneficially by Corporation		1,174,069 75

Cash Account.

Receipts in Ontario only for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital, including reserve. (Column 3.)	Total. (Column 4).
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
A.—*Balances from 31st December, 1897.*			
Item No. (*b*) Cash not already shown under (1).			
2. (i) On hand			180 25
3. (ii) In bank			2,257 00
B.—*Sums received wholly or partly on capital stock.*			
4. (*a*) Calls on joint stock permanent capital for credit of head office		5,888 62	5,888 62
C.—*Receipts on account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty:			
10. (i) Principal			12,665 43
11. (ii) Interest			248 74
D.—*Receipts from real estate owned beneficially by Corporation.*			
16. (*a*) Sales			2,352 96
17. (*b*) Rents, etc., less expense account	7,597 60		7,597 60
G.—*Receipts from Other Sources.*			
30. (*a*) Interest on bank accounts			246 96
(*b*) Bills receivable			450 41
(*c*) Sundries			457 84
Totals			32,345 81

Cash Account.

Expenditure in Ontario only for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.		
A.—*Sums Loaned or Invested on Capital Account.* Item No.	$ c.	$ c.
(b) Loaned or invested in other securities, viz. :—		
(i) Repairs, costs, etc., on property mortgaged to the Company		375 00
(ii) Taxes, improvements, etc., on property owned by the Company		3,049 25
(c) Insurance or taxes, etc., on property mortgaged by the Corporation		363 11
D.—*Management Expenses (other than foregoing).*		
25. (a) Salaries and fees	550 00	
28. (d) Stationery, postage, printing and advertising	19 67	
29. (e) Law costs, etc.	1,031 66	
32. (h) Registration fees	157 00	
		1,758 33
E.—*Other Expenditures, viz.*:		
33. (a) Remitted to head office, Scotland		3,650 00
34. (b) Expenditure in respect to various buildings owned by the Company	4,621 29	
35. (c) Sundries	108 39	
		4,729 68
F.—*Balance.*		
37. (a) Cash on hand		146 83
(b) Cash in banks		18,273 61
Totals		32,345 81

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

		$ c.
2.	Amount of debentures issued by the Corporation elsewhere which will mature in 1899	46,306 33
4.	Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	11,884 00
5.	Average rate of interest per annum paid by the Corporation during 1898 on deposits, 3½ per cent.; on debentures, 4⅘ per cent.	
6.	Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent.	
7.	Of the mortgages held by the Corporation, $23,369.11 is on realty situate in Ontario, and $203,718.69 is on realty situate elsewhere.	
8.	Loans written off or transferred to real estate account during 1898	9,346 35
10.	Aggregate market value of the land mortgaged to the Corporation? Cannot state, as there is no present demand for much of the land.	
11.	How often are the securities held by the Corporation valued? Price lists subject to annual revision and revised more frequently when business is active.	
12.	(a) What officers of the Corporation are under bond and for what sum respectively? None.	
13.	When were the accounts of the Corporation last audited? 31st December, 1898.	
14.	Names and address of the auditors respectively for 1898 and 1899: Moores, Carson & Watson, Glasgow, Scotland; John Maughan, Toronto, Ont.; T. W. Fisher.	

THE TORONTO LAND AND INVESTMENT CORPORATION.

Head Office, Toronto.

Incorporated by Letters Patent of Ontario, (30th January, 1886) issued under the Ontario Joint Stock Companies Letters Patent Act (R. S. O. 1877, c. 150).

For the lending and borrowing powers see R. S. O. 1877, c. 150; R S. O. 1887, c. 157, and Loan Corporations Act, R. S. O., 1897, c. 205.

Annual Statement

Of the condition and affairs of the Toronto Land and Investment Corporation at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 21 Leader Lane, in the City of Toronto, in the Province of Ontario.

The Board is constituted of seven directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
George R. R. Cockburn ..	President	Toronto	11th January, 1898	12th January, 1899.
Frederick Wyld.....	Vice-President ..	"	" "	" "
Hon. Geo. A. Cox.....	Director.....	"	" "	" "
Donald McKay	Director..	"	" "	" "
Horatio W. Nelson.....	Director.....	"	" "	" "
Robert Kilgour	Director.....	"	" "	" "
John Catto	Director.....	"	" "	" "
Jno. C. Copp	Manager and Secretary....	"	" "	" "

A. Permanent capital stock: total amount authorized, $500,000; total amount subscribed, $400,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(b) Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.

—	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$	$
1. Fully called	8,000	50	400,000	243,730	156,270

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

—	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (a) Ordinary joint stock capital fully called: total subscribed. $400,000; total paid thereon	243,730 00	
4. (d) Dividends declared in respect of (1), but not yet paid	22 97	
		243,752 97
LIABILITIES TO THE PUBLIC.		
27. Deposits	709 65	
28. Interest on deposits due, or accrued, or capitalized	17 74	
29. Debentures issued in Canada	1,850 00	
30. Interest due and accrued on (29)	46 25	
37. Owing to banks (including interest due or accrued)	19,141 99	
40. Other liabilities to the public, viz.:—		
41. (a) Mortgages on real estate	13,500 00	
42. (b) Interest	405 00	
		35,670 63
Total actual liabilities		279,423 60

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing.	200,308 35	200,308 35
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.	75,322 13	
11. (*c*) Interest due and accrued on 9	762 15	
		76,084 28
C.—*Debts not above Enumerated for which the Corporation Holds Securities as follows.*		
20. (*h*) Debts secured only by permanent stock or shares of the Corporation	525 00	
26. (*n*) Interest due or accrued on items 14 to 20 and not included therein.	43 12	
D.—*Unsecured Debts.*		
27. (*a*) Open accounts	1,733 00	
30. (*d*) Interest due or accrued on item 27 and not included therein	6 66	
		2,307 78
E.—*Cash.*		
32. (*b*) In bank		26 56
Balance		696 63
Tota of assets owned beneficially by Corporation.....		279,423 60

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total. (Column 4.)
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
	(*b*) Cash (not already shown under (1)):—	
3.	(ii) In bank	26 56
	C.—*Receipts on Account of Investments, Loans or Debts.*	
	(*a*) Mortgages of realty:—	
10.	(i) Principal	3,249 86
11.	(ii) Interest	1,486 40
	(*c*) Unsecured debts:—	
14.	(i) Principal	4,839 33
	(ii) Interest	113 23
	D.—*Receipts from Real Estate Owned Beneficially by Corporation.*	
16.	(*a*) Sales	886 00
17.	(*b*) Rents	6,730 50
	F.—*Borrowed Money.*	
25.	(*a*) Bank or other advances, discounts or overdrafts	5,438 70
	Totals	22,770 58

Cash Account.

Expenditure for the year ending 31st December, 1898

	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.
Item No.	
1. (*b*) Loaned or invested in other securities, viz. : —	
(i) On open account	3,756 07
Insurances or taxes advanced on property mortgaged to the Corporation	2,969 78
C.—*Borrowed money (other than foregoing) or interest thereon paid, viz.* :	
18 (*a*) Bank account (interest on overdraft)	797 19
19. (*b*) Deposits : Principal $400 ; interest, $35.48	435 48
20. (*c*) Debentures issued in Canada : Principal and interest, $83.25	83 25
21. (*d*) Debentures issued elsewhere : Principal, $4,866 67 ; interest, $220.74	5,087 41
D.—*Management Expenses (other than foregoing).*	
25. (*a*) Salaries and fees	1,080 00
28. (*d*) Stationery, postage, printing and advertising	51 95
29. (*e*) Law costs	33 91
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	5,231 33
32. (*h*) Registration fees	55 00
E.—*Other Expenditure, viz.* :	
33. (*a*) Interest on mortgages	810 00
(*b*) Repairs to properties under rental	2,352 65
F.—*Balance.*	
(*b*) Cash in bank	26 56
Totals	22,770 58

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of Debentures issued by the Corporation in Canada which will mature in 1899.	1,850 00
2. Amount of Debentures issued by the Corporation in Canada which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899. All securities are due and are being realized.	
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 5%; on debentures, 4½%.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6%.	
7. Of the mortgages held by the Corporation all are on realty situate in Ontario,	
8. Loans written off or transferred to real estate account during 1898. None.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., none; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation. Impossible to answer this question.	
11. How often are the securities held by the Corporation valued? Whenever deemed advisable by directors.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? 12th December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed). William Kerr, Toronto, Ont.; Joseph Fletcher, Toronto, Ont.	

THE TORONTO SAVINGS AND LOAN COMPANY.

Head Office, Peterboro', Ontario.

Incorporated as "The Toronto Real Estate Investment Company," by Letters Patent of Ontario, (June 15th, 1885), issued under the Ontario Joint Stock Companies' Letters Patent Act (R. S. O. 1877, c. 150). Supplementary Letters Patent of Ontario (29th December, 1887,) were issued under R. S O. 1887, c. 157, defining the borrowing powers, etc. Further Supplementary Letters Patent of Ontario (25th September, 1889,) were issued under the last mentioned Act, increasing the capital stock from $400,000 to $2,000,000. Further Supplementary Letters Patent of Ontario (30th March, 1891,) were issued under the same Act, conferring agency powers on the Company. The corporate name was by Order-in-Council of Ontario (2nd April, 1891,) changed to "The Toronto Savings and Loan Company."

For the lending and the borrowing powers, see the Letters Patent and the Acts R. S. O 1877, c 150; R. S. O. 1887, c. 157; R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of the Toronto Savings and Loan Company of Peterborough, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 437 George street, in the Town of Peterborough, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. Geo. A. Cox	President	Toronto	10th February, 1898.	9th February, 1899.
Richard Hall	Vice-President	Peterborough	"	"
A. Cox	2nd "	"	"	"
Peter Hamilton	Director	"	"	"
D. W. Dumble	Director	"	"	"
James Stevenson	Director	"	"	"
A. L. Davis	Director	"	"	"
Wm. Cluxton	Director	"	"	"
H. I. Le Fevre	Director	Lakefield	"	"
W. G. Morrow	Manager	Peterborough	"	"

A Permanent capital stock: Total amount authorized, $2,000,000; total amount subscribed, $1,000,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*b*)—*Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	No. of Shares	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$ c.	$ c	$ c.	$ c.
1. Fully called	5,000	100 00	500,000 00	500,000 00	.....
2. 20 per cent. called.....	5 000	100 00	500,000 00	100,000 00	.....
Totals	10,000	.....	1,000,000 00	600,000 00	.....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

——	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS)		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called; total called, $500,000; total paid thereon	500,000 00	
2. (*b*) Ordinary joint stock capital, 20 per cent. called; total called, $100,000; total paid thereon	100,000 00	
4. (*d*) Dividends declared in respect of (1) or (2), but not yet paid	18,000 00	
6 (*f*) Reserve fund in respect of (1), (2)	115,000 00	
7. (*g*) Contingent fund in respect of (1) (2),.....	6,596 84	
		739,596 84
LIABILITIES TO THE PUBLIC.		
27. Deposits	218,178 93	
28. Interest on deposits, due, or accrued or capitalized	3,806 42	
29. Debentures issued in Canada	688,712 46	
30. Interest due or accrued on (29)	14,773 62	
31. Debentures issued elsewhere than in Canada	8,273 33	
32. Interest accrued on (31)	48 16	
30. Other liabilities to the public viz.:—		
41. (a) Sundry accounts due by Company	233 71	
		934,026 63
Total actual liabilities.....	.....	1,673,623 47

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing.....	579,191 98	
6. (*c*) Leasehold land (including buildings) other than foregoing	35,000 00	614,191 98
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.....	118,343 89	
11. (*c*) Interest due and accrued on item 9 and not included therein	3,756 15	122,100 04
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
24. (*j*) Debts secured by stocks and bonds other than above	889,030 00	
26. (*n*) Interest due or accrued on items 14 to 25 and not included therein	21,360 90	910,390 90
D.—*Unsecured Debts.*		
27. (*a*) Sundry accounts due Company.....	2,609 00	2,609 00
E.—*Cash.*		
31. (*a*) On hand	1,555 67	
32. (*b*) In bank	22,775 88	24,331 55
Total of assets owned beneficially by Corporation.... ...	.....	1,673,623 47

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Amonnt carried to earnings, maintenance or contingent account. (Column 1).	Total. (Column 4).
	I.—Received by the Corporation for its own use.		
		$ c.	$ c.
	A.—*Balances from 31st December, 1897.*		
	(*b*) Cash (not already shown under (1)).		
2.	(i) On hand		1,293 37
3.	(ii) In bank		39,043 42
	C.—*Receipts on Account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty:		
10.	(i) Principal		7,901 57
11.	(ii) Interest	6,103 46	6,103 46
	(iii) Insurance and taxes advance *re* mortgages		277 06
	(*b*) On other securities:		
	(i) Principal		8,813 03
13.	(ii) Interest or dividends	49,338 45	49,338 45
	D.—*Receipts from Real Estate owned beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of foregoing items)		5,100 00
17.	(*b*) Rent	37,190 23	37,190 23
	F.—*Borrowed Money.*		
26.	(*b*) Borrowed by taking deposits		28,773 95
27.	(*c*) Borrowed on debentures		32,700 00
	G.—*Receipts from other Sources, viz.:*		
30.	(*a*) Sundry accounts due Company		1 871 10
	Totals	92,682 14	195,455 64

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings maintenance or contingent account. (Column 1.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.
Item No. A.—*Sums Loaned or Invested on Capital Account.*		
1. (*a*) Loaned on mortgages of realty		49,785 00
(*b*) Loaned or invested in other securities, viz.:		
2. (i) Stocks		12,080 00
6. (*e*) Real estate purchased		28,080 30
32. (*h*) Insurances or taxes advanced on property mortgaged to the Corporation		308 79
B.—*Expended on Stock Account.*		
8. Dividends paid on permanent stock (*Extended into column 1*)	36,000 00	36,000 00
C.—*Borrowed Money (other than foregoing) or interest thereon Paid, viz.:*		
19 (*b*) Deposits: Principal, $289,964.26; interest, $7,708.28	7,708 28	297,672 54
20. (*c*) Debentures issued in Canada; Principal, $2,282.73; interest, $28,859 38	28,859 38	31,142 11
21. (*d*) Debentures issued elsewhere: Principal, $500.93	500 93	500 93
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	1,430 00	1,430 00
26. (*b*) Commission or brokerage	250 31	250 31
28. (*d*) Stationery, postage, printing and advertising	302 63	302 63
29. (*e*) Law costs	60 59	60 59
30. (*f*) Fuel, rent, taxes (other than 7) and rates on property owned	527 94	527 94
E.—*Other Expenditures, viz.*		
33. (*a*) Taxes on property owned	1,408 07	1,408 07
34. (*b*) Ground rent on leasehold property	1,250 00	1,250 00
35. (*c*) Repairs and improvements on property owned	6,051 74	6,051 74
36. (*d*) Insurance on property owned	1,450 84	1,450 84
Sundry accounts due by Company		2,822 30
F.—*Balance.*		
37. (*a*) Cash on hand		1 555 67
(*b*) Cash in various banks		22,775 88
Totals	85,800 71	495,455 64

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899 ..	72,050 00
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899 ..	1,000 00
3. Amount of other existing obligations of the Corporation which will mature in 1899, none.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, not including cashable stocks and bonds amounting to $889.030	4,285 05
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4 per cent. ; on debentures, 4.45 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.58 per cent. ; on other securities, 5½ per cent.	
7. Of the mortgages held by the Corporation, $118,343.89 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898, none.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No., 0 ; amount	
10. Aggregate market value of the land mortgaged to the Corporation	264,110 00
11. How often are the securities held by the Corporation valued? All within 2 years.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? None.	
13. When were the accounts of the Corporation last audited? 19th January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed): E. R. Wood, Toronto ; Jas. A. Hall, Peterboro.	

THE WALKERVILLE LAND AND BUILDING COMPANY, LIMITED

Head Office, Walkerville, Ontario.

Incorporated by Letters Patent of Ontario (22nd October, 1890) issued under the Ontario Joint Stock Companies Letters Patent Act, R. S. O. 1887, c. 157.

For the lending and the borrowing powers see the above instrument and Act, also R. S. O. 1897, c. 205.

Annual Statement

Of the condition and affairs of The Walkerville Land and Building Company (Limited), Walkerville, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is on Sandwich street, in the Town of Walkerville, in the Province of Ontario.

The Board is constituted of four directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
E. Chandler Walker	President	Walkerville, Ont.	14th February, 1899	13th February, 1900
F. H. Walker	Vice-President ..	" ..	"	"
J. Harrington Walker	Director	" ..	"	"
Wm. Aikman, jr	Director	Detroit, U.S.A.	"	"
Douglas F. Matthew	Secretary	Walkerville, Ont.	"	"

A. Permanent capital stock : Total amount authorized, $1,000,000 ; total amount subscribed, $1,000,000, as more particularly set out in Schedule A hereto.

Last call made : Date, 1st January, 1891; rate, 50 per cent.; gross amount, $500,000 ; amount paid thereon, $500,000.

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts, or Private Acts.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.
		$	$	$
2. 50 per cent. called.	10,000	100	1,000,000	500,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
A.—Permanent Capital Stock or Shares.		
Item No.		
2. (*b*) Ordinary joint stock capital 50 per cent. called: total called, $500,000; total paid thereon.....	500,000 00	
5. (*e*) Unappropriated profits in respect of (2)	17,687 09	
		517,687 09
LIABILITIES TO THE PUBLIC.		
29. Debentures issued in Canada	150,000 00	
30. Interest accrued on (29)	1,687 50	
40. Other liabilities to the public, viz.:		
41 (*a*) Personal accounts	513 19	
		152,200 69
Total actual liabilities		669,887 78

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings) other than foregoing		602,065 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	42,131 88	
11. (*o*) Interest due or accrued on item 9 and not included therein	4,862 86	46,994 74
E.—*Cash.*		
31. (*a*) On hand	12,232 32	
32. (*b*) In bank	1,090 22	13,322 54
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Office furniture and fixtures	88 50	
38. (*b*) Insurance policies	870 17	
39. (*c*) Hotel furnishings	3,714 93	
40. (*d*) Rents	1,761 54	
41. (*e*) Personal accounts	1,070 36	7,505 50
Total of assets owned beneficially by Corporation		669,887 78

Cash Account.

Receipts for the year ending 31st December, 1898.

Item No.		Total (Column 4).
		$ c.
	I.—Received by the Corporation for its own use.	
	A.—*Balances from 31st December, 1897.*	
	(*b*) Cash, not already shown under (1) :—	
2.	(i) On hand	125 57
3.	(ii) In bank	7,444 44
	C.—*Receipts on account of investments, loans or debts.*	
	(*a*) On mortgages of realty :—	
10.	(i) Principal	73,053 95
11.	(ii) Interest	7,372 95
	D.—*Receipts from real estate owned beneficially by Company.*	
17.	(*b*) Rents	24,893 30
	G.—*Receipts from other sources, viz.* :—	
30.	(*a*) Wharfage	38 20
	Totals	107,928 41

Cash Account.

Expenditure for the year ending 31st December, 1898.

Item No.			Total. (Column 4.)
	I.—Expended on Corporation Account.		$ c.
	A.—*Sums Loaned or Invested on Capital Account.*		
1.	(*a*) Loaned on mortgages of realty		400 00
6.	(*c*) Real estate purchased		1,339 65
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock		20,000 00
	C.—*Borrowed Money (other than foregoing) or Interest Thereon Paid, viz.:*		
20.	(*c*) Debentures issued in Canada: Principal, $50 000; interest, $8,375.00		58,375 0
	D.—*Management Expenses (other than foregoing.)*		
25.	(*a*) Salaries and fees		1,205 00
29.	(*e*) Law costs		21 65
30.	(*f*) Fuel, rent, taxes (other than in 7) and rates		6,714 92
32.	(*h*) Registration fee		100 00
	E.—*Other Expenditures, viz.:*		
33.	(*a*) Repairs		3,353 46
34.	(*b*) Fire insurance		963 89
35.	(*c*) Expenses		721 85
36.	(*d*) Fire protection		500 00
	(*e*) Bills and accounts of 1897 paid		910 45
	F.—*Balance.*		
37.	(*a*) Cash on hand	$12,232.32	
	(*b*) Cash in bank	1,090 22	
			13,322 54
	Totals		107,928 41

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899	....
3. Amount of other existing obligations of the Corporation which will mature in 1899 ..	2,200 69
5. Average rate of interest per annum paid by the Corporation during 1898 on debentures, $4\frac{3}{4}$ per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 6 per cent ; on other securities.	
7. Of the mortgages held by the Corporation $42,131.88 is on realty situate in Ontario.	
10. Aggregate market value of the land mortgaged to the Corporation, $167.000.	
11. How often are securities held by the Corporation valued? At directors meetings.	
13. When were the accounts of the Corporation last audited ? 14th February, 1899.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed) Henry Lye, F.C.A.	

IV. TRUSTS COMPANIES.

DETAILED REPORTS OF THE SEVERAL COMPANIES.

THE IMPERIAL TRUSTS COMPANY

Head Office, Toronto, Ontario.

Incorporated on the 23rd day of June, 1887, by special Act of the Dominion of Canada, 50 51 Vic. c. 115 (D.), which in 1890 was amended by 53 Vic. c. 101 (D.)

Annual Statement

Of the condition and affairs of The Imperial Trusts Company of Canada at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario pursuant to the laws of the said Province.

The head office of the Corporation is at No. 32 Church Street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of nine directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Henry S. Howland.	President	Toronto, Ont.....	17th Feb., 1898	15th Feb., 1899
John D. Chipman.....	Vice-President	St. Stephens, N. B.	"	"
Sir Sandford Fleming, K.C.M G.	Director..... ..	Ottawa, Ont	"	"
Hugh Scott	Director	Toronto, Ont.....	"	"
Andrew S. Irving	Director	" ...	"	"
Thomas Walmsley	Director	"	"	"
C. I. Campbell.....	Director	"	"	"
H. M. Pellatt.....	Director	....	"	"
Owen Jones.....	Director	London, England..	"	"

A. Permanent capital stock : Total amount authorized, $500,000 ; total amount subscribed, $400,000, as more particularly set out in schedule A hereto.

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts

Last call made: Date, 1889; rate, 25 per cent. and 10 per cent.; gross amount, $95,245. Amount paid thereon, $95,245.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.
		$	$	$
2. 25 per cent called	3,683	100	368,300	92,125
3. 10 per cent. called	317	100	31,700	3,170
Totals	4,000		400,000	95,295

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
2. (b) Ordinary joint stock capital, 10 per cent. called; Total called $3,170; total paid thereon	3,170 00	
3. (c) Ordinary joint stock capital, 25 per cent. called: Total called, $92,075; total paid thereon	92,125 00	
4. (d) Dividends declared in respect of (2) or (3), but not yet paid.	6,670 65	
5. (e) Unappropriated profits in respect of (2) or (3)	9,201 39	
Total actual liabilities		111,167 04
LIABILITIES TO THE PUBLIC.—None.		
CONTINGENT LIABILITIES.		
48 Money for which the Corporation is contingently liable:		
50. Trust funds received for investment, interest guaranteed, accrued and credited 31st December, 1898	397,737 67	397,737 67
Total contingent liabilities	397,737 67	
Gross total liabilities (actual and contingent)		508,904 71

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :		
7. (*d*) Office furnitnre and fixtures	400 00	400 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land.	14,294 21	14,294 21
C.—*Debts not above enumerated for which the Corporation holds securities as follows :*		
22. (*j*) Municipal debentures, mortgage bonds and debentures	89,607 23	89,607 23
E.—*Cash.*		
(*a*) On hand	2,902 14	
32. (*b*) In bank	3,963 46	6,865 60
Total of assets owned beneficially by Corporation		111,167 04
II.—Assets not owned beneficially by Corporation but for which the Corporation is accountable.		
A.—*As Guarantor.*		
(*b*) Other securities :—		
45. (i) Principal	389,632 66	
46. (ii) Interest due and accrued	774 43	390,407 09
B.—*As trustee, representative, guardian or agent (without guarantee).*		
52. (*d*) Uninvested trust funds	7,330 58	7,330 58
Total of assets II	396,963 24	
Gross total of assets I and II		508,904 71

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.	$ c.
A.—*Balances from 31st December, 1897:*—			
Item No. 1. (*a*) In bank		12,450 27	12,450 27
C.—*Receipts on account of Investments, Loans or Debts.*			
(*a*) On mortgages of realty:			
10. (i) Principal		2,741 67	2,741 67
11 (ii) Interest	1,346 13		1,346 13
(*b*) On other securities:			
13. (ii) Interest or dividends	3,850 00		3,850 00
E.—*Miscellaneous.*			
18. Commission, brokerage (or remuneration as Corporation Agent, Trustee, etc)	8,892 54		8,892 54
Totals	14,088 67	15,191 94	29,280 61

II.—Received as Corporate Trustee, Representative, Guardian, or Agent in Trust.		Carried to capital account.	Total.
A.—*Balances from 31st December, 1897.*			
31. (*a*) Cash:—		$ c.	$ c.
On hand		6,800 62	6,800 62
B.—*Received on account of investments, loans or debts during the year.*			
34. (*a*) Call loans: Principal, $175,547.49; interest 35. (*b*) On other securities: Principal, $199,687.44: interest	$26,176.87	401,411 80	404,411 80
D.—*Receipts from other sources, viz.:*			
39. (*a*) Received for credit of trusts account during the year		1,538,656 45	1,538,656 45
Totals		1,946,868 87	1,946,868 87

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance, or contingent account. (Column 1.)	Permanent capital including reserve. Amount carried to capital account. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums loaned or invested on Capital Account.*			
Item No. (*b*) Loaned or invested in other securities, viz.:			
2. (i) Bank stocks		8,845 40	8,845 40
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock. (*Extend into column 1*)	6,670 65		6,670 65
D.—*Management expenses (other than foregoing)*:			
25. (*a*) Salaries and fees	5,176 00		
28. (*d*) Stationery, postage, printing and advertising	772 30		
29. (*e*) Law costs	4 00		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	666 60		
31. (*g*) Travelling expenses	116 85		
32. (*h*) Registration fees	55 00		
33. (*a*) Sundries	108 21		
			6,898 96
F.—*Balance.*			
(*b*) Cash in bank		6,865 60	6,865 60
Totals	13,569 61	15,711 00	29,280 61
II.—Expended on Trust or Agency Account.			
A.—*Loaned or Invested on Capital Account.*			
41. (*a*) Loaned on call during the year on bonds, debentures and stocks		149,842 89	
(*b*) Invested in bonds, debentures and stocks		314,070 83	
			463,913 72
50. (*a*) Profit on Interest account, included in item No. 18, receipts	1,229 20		1,229 20
53. (*d*) Repayment of trust funds, interest		24,947 67	
" "		1,449,447 70	
			1,474,395 37
C.—*Balance.*			
54. (*b*) Cash in bank		7,330 58	7,330 58
Totals	1,229 20	1,945,639 67	1,946,868 87

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
5. Average rate of interest per annum paid by the Corporation during 1898 on deposits, 4 per cent. : on debentures, none ; on debenture stock, none.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 8 per cent. ; on other securities, $4\frac{3}{4}$ per cent.	
7. Of the mortgages held by the Corporation $7,525.75 is on realty situate in Ontario, and $6,748.46 is on realty elsewhere.	
8. Loans written off or transferred to real estate account during 1898, none.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No, none ; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation, $30,000.	
11. How often are the securities held by the Corporation valued? Yearly, and at such other times as seems advisable to the directors.	
12. (*b*) What officers of the Corporation are under bond and for what sum respectively? Manager, $4,000.	
13. When were the accounts of the Corporation last audited? December 31st, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed), H. W. Eddis, F.C.A., Toronto ; F. S. Sharpe.	

THE LONDON AND WESTERN TRUSTS COMPANY, LIMITED.

Head Office, London, Ont.

Incorporated on the 17th September, 1896, by Letters Patent of Ontario, issued under the Ontario Joint Stock Companies' Letters Patent Act, R. S O. 1887, chapter 157. See also R. S. O. 1897, chapters 205 206.

Annual Statement

Of the condition and affairs of the London and Western Trusts Company, Limited, of London, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 404 Talbot street, in the City of London, in the Province of Ontario.

The Board is constituted of eighteen directors holding office for one years.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Geo. C. Gibbons	President	London, Ont	17th February, 1898	16th February, 1899
John Labatt	Vice-Presidents	" "	"	"
Charles Mackenzie	Vice-Presidents	Sarnia, "	"	"
John McClary	Director	London, "	"	"
J. W. Little	Director	" "	"	"
T. H. Smallman	Director	" "	"	"
T. G. Meredith	Director	" "	"	"
D. Regan	Director	" "	"	"
R. Fox	Director	" "	"	"
M. D. Fraser	Director	" "	"	"
G. B. Harris	Director	" "	"	"
R. W. Puddicomb	Director	" "	"	"
W. H. Bowlby	Director	Berlin	"	
John McLean	Director	St. Thomas, Ont	"	"
Geo. Moncrieff	Director	Petrolia, "	"	"
John Idington	Director	Stratford, "	"	"
J. T. Garrow	Director	Goderich, "	"	"
J. H. Nellis	Director	Woodstock, "	"	"
John B. Kilgour	Manager	London, "	"	"

A. Permanent capital stock : Total amount authorized, $500,000 ; total amount subscribed, $500,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*b*) *Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	Number of shares.	Par value of Shares.	Total amount held.	Total amount paid thereon.
		$	$	$
2. 20 per cent. called	5,000	100	500,000	100,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed).

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS.)		
Item No. A.—*Permanent Capital Stock or Shares.*		
2. (*b*) Ordinary joint stock capital, 20 per cent. called : Total called, $100,000 ; total paid thereon.....	100,000 00	
4. (*d*) Dividends declared in respect of (2)	2,000 00	
5. (*e*) Unappropriated profits in respect of (2).....	6,255 50	
		108,255 50
LIABILITIES TO THE PUBLIC.—*None*		
Total actual liabilities.....	.....	108,255 50
CONTINGENT LIABILITIES.		
48. Money for which the Corporation is contingently liable, viz.:		
49. (*a*) Principal guaranteed.....	1,200 00	
50. (*b*) Interest guaranteed	54 10	
51. (*c*) Trust funds invested, but not guaranteed :		
52. (1) Principal	55,093 78	
53. (2) Interest	855 13	
54. (*d*) Trusts funds uninvested, bearing interest and not guaranteed..	72,657 81	
		129,860 82
Total contingent liabilities.....	129,860 82	
Gross total liabilities, actual and contingent.....	....	238.116 32

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

		$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.			
	B.—*Debts Secured by Mortgages of Land.*		
9.	(*a*) Debts (other than item 10) secured by mortgages of land	103,509 38	
11.	(*c*) Interest due or accrued on item 9 and not included therein	1,660 48	105,169 86
	E.—*Cash.*		
32.	(*b*) In bank	3,085 64	3,085 64
	Total of assets owned beneficially by Corporation		108,255 50
II.—ASSETS NOT OWNED BENEFICIALLY BY CORPORATION BUT FOR WHICH THE CORPORATION IS ACCOUNTABLE.			
	A.—*As Guarantor.*		
43.	(i) Principal	1,200 00	
44.	(ii) Interest due and accrued	54 10	1,254 10
	B.—*As Trustee, Representative, Guardian, or Agent (Without Guarantee).*		
	(*a*) Mortgage securities:		
47.	(i) Principal	55,093 78	
48.	(ii) Interest due or accrued	855 13	
52.	(*d*) Uninvested trust funds, cash in bank	72,657 81	128,606 72
	Total of Assets II	129,860 82	
	Grand total of Assets I and II		238,116 32

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.
I.—Received by the Corporation for its own use.	$ c.	$ c.
Item No. A.—*Balance from 31st December, 1897.*		
3. (ii) Cash in bank		2,258 83
C.—*Receipts on Account of Investments, Loans or Debts.*		
(*a*) On mortgages of realty :		
10. (i) Principal		13,130 00
11. (ii) Interest	4,952 33	4,952 33
E.—*Miscellaneous.*		
18. (*a*) Commission, brokerage (or remuneration as corporate agent, trustee, etc.)	2,737 72	2,737 72
G.—*Receipts from other sources, viz :—*		
30. (*a*) Interest on bank balances	126 92	126 92
Totals	7,816 97	23,205 80

	Total.
II.—Received as Corporate Trustee, Representative, Guardian or Agent in Trust.	
A.—*Balance from 31st December, 1897:—*	
33. (ii) In bank	24,110 22
B.—*Received on Account of Investments, Loans or Debts.*	
34. (*a*) On mortgages : Principal, $6,862.50 ; interest, $1,511.50	8,374 00
35. (*b*) On other securities ; Principal, $111,203.88 ; interest, $3,282.35	114,486 23
36. (*c*) On unsecured debts : Principal, $15,346.30	15,346 30
C.—*Receipts from Real Estate.*	
37. (*a*) Sales (not included in foregoing items)	12,950 13
38. (*b*) Rents	161 15
D.—*Receipts from other Sources, viz.—*	
39. (*a*) Sundry realizations	3,816 53
40 (*b*) Money received for investment	4,400 00
41. (*c*) Interest on bank balances	1,696 79
Totals	185,341 35

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1).	Total. (Column 4.)
I. Expended on Corporation Account.	$ c.	$ c.
Item No. A.—*Sums Loaned or Invested on Capital Account.*		
1. (*a*) Loaned on mortgages of realty		16,316 47
B.—*Expended on Stock Account.*		
8. Dividends on permanent stock	2,000 00	2,000 00
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	1,045 75	
26. (*b*) Commission or brokerage	65 90	
28. (*d*) Stationery, postage, printing and advertising	438 64	
30. (*f*) Fuel, rent, taxes	88 32	
32. (*h*) Registration fee	30 00	
Sundry management expenses	111 90	
		1,780 51
34. (*b*) Costs on loans		23 18
F.—*Balance.*		
(*b*) Cash in bank		3,085 64
Totals		23,205 80

	Total. (Column 4.)
II.—Expended on Trust or Agency Account.	$ c.
A.—*Loaned or Invested on Capital Account.*	
42. (*a*) Loaned on mortgages of realty	53,331 28
B.—*Other Expenditures.*	
50. (*a*) Commission or remuneration paid for management of estate, trust or agency	2,737 72
51. (*b*) Rents, taxes and rates	62 95
52. (*c*) Debts or obligations wholly or partly paid: Principal, $51,702.53; interest, $4,849.06	56,551 59
C.—*Balance.*	
(*b*) Cash in bank	72,657 81
Totals	185,341 35

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	925 00
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.10 per cent.; on other securities.	
7. Of the mortgages held by the Corporation, $103,509.38 is on realty situate in Ontario.	
8. Loans written off or transferred to real estate account during 1898. None.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898? No., none; amount, none.	
10. Aggregate market value of the land mortgaged to the Corporation, $216,800.	
11. How often are the securities held by the Corporation valued? Annually in cases of doubtful loans.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000.	
13. When were the accounts of the Corporation last audited? To 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed); Geo. F. Jewell, F.C.A., and A. A. Booker, London, Ont.	

THE NATIONAL TRUSTS COMPANY OF ONTARIO, LIMITED.

Head Office, Toronto.

Incorporated on the twelfth day of August, 1898, by Letters Patent issued under the Ontario Companies' Act (R.S.O 1897, c. 191) subject to the provisions of the Ontario Trusts Companies' Act (R S. O. 1897, c. 206). See also the Loan Corporations Act (R S. O 1897, c. 205).

Annual Statement

Of the condition and affairs of The National Trusts Company of Ontario (Limited), at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 26 King street east, in the City of Toronto, in the Province of Ontario.

The Board is constituted of eighteen directors holding office for one year.

The directors and chief executive officers of the Corporation at 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date.)	Will end (dat
J. W. Flavelle	President	Toronto	1st February, 1899	1st Feb'ry, 1900.
A. E. Ames	Vice-President	"	"	"
Hon. Mr. Justice MacMahon	Director	"	"	"
Hon. Geo. A. Cox	Director	"	"	"
Hon. W. E. Sanford	Director	Hamilton	"	"
F. W. Gates	Director	"	"	"
Robert Kilgour	Director	Toronto	"	"
Z. A. Lash, Q.C.	Director	"	"	"
W. E. H. Massey	Director	"	"	"
Elias Rogers	Director	"	"	"
B. M. Britton, Q.C., M.P.	Director	Kingston	"	"
F. Nicholls	Director	Toronto	"	"
A. E. Kemp	Director	"	"	"
H. H. Fudger	Director	"	"	"
E. W. Cox	Director	"	"	"
Wm. Mackenzie	Director	"	"	"
G. H. Watson, Q.C.	Director	"	"	"
E. R. Wood	Managing Director	"	"	"

A.—Permanent capital stock: Total amount authorized, $2,000,000; total amount subscribed, $1,000,000, as more particularly set out in Schedule A hereto.

(*b*) —*Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts, or Private Acts.*

Description.	No. of shares.	Par value.	Total amount held	Total paid thereon.	Total remaining unpaid.
		$	$	$	$
Fully called	10,000	100	1,000,000	648,550	341,450

List of Shareholders as at 31st December, 1898.

(Not printed.)

Balance Sheet as at 31st December, 1898.

Capital and Liabilities.

Dr

	$ c.	$ c.
Capital (Liabilities to Stockholders or Shareholders).		
A.—*Permanent Capital Stock or Shares.*		
Item No.		
1. (*a*) Ordinary joint stock capital: Total called, $1,000,000, payable in quarterly instalments; total paid thereon	648,550 00	
5. (*e*) Unappropriated profits on (1)	7,245 87	
6. (*f*) Reserve fund in respect of (1)	162,137 50	
C.—*Liabilities to Stockholders or Shareholders other than those already shown under A or B, viz.:*		
24. Rents paid in advance	91 47	
		818,024 84
Liabilities to Public.—None.		
Contingent Liabilities.		
48. Moneys for which the Corporation is contingently liable, viz.:		
(*d*) Trust funds uninvested not bearing interest and not guaranteed	1,427 49	
Total contingent liabilities	1,427 49	1,427 49
Gross total liabilities, actual and contingent		819,452 33

Balance Sheet as at 31st December, 1898.

Cr.

I.—Assets of which the Corporation is the Beneficial Owner.	$ c.	$ c.
A.—*Immovable Property Owned Beneficially by the Corporation.*		
1. (*a*) Office premises situate at Toronto	112,565 00	
(*b*) Freehold land (including buildings)	155,000 00	
Rents due and accrued	2,597 67	
		270,162 67
B.—*Debts Secured by Mortgages of Land.*		
9. (*a*) Debts secured by mortgages of land	6,850 00	
11. (*c*) Interest due and accrued on item 9	16 93	
		6,866 93
C.—*Debts not above enumerated for which the Corporation holds security as follows :*		
22. (*j*) Debts secured by railway bonds and securities	75,000 00	
26. (*n*) Interest due and accrued on item (22)	945 20	
		75,945 20
E.—*Cash.*		
31. (*a*) On hand	321 76	
32. (*b*) In banks as follows :—		
(i) In the Canadian Bank of Commerce	12,965 78	
(ii) In the Central Canada Loan and Savings Company	250,236 70	
		263,524 24
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Loan company stocks	198,000 00	
(*b*) School district debentures	1,030 91	
42. (*f*) Accrued interest and dividends	2,494 89	
		201,525 80
Total assets owned beneficially by the Corporation		818,024 84
II.—Assets not owned beneficially by Corporation but for which the Corporation is accountable.		
B.—*As trustee, representative, guardian or agent (without guarantee).*		
52. (*d*) Uninvested trust funds	1,427 49	
		1,427 49
Gross total assets I. and II		819,452 33

CASH ACCOUNT.

Receipts for the year ending 31st December 1898

	Amount carried to earnings, maintenance or contingent account.	Permanent capital, including reserve.	Total.
	$ c.	$ c.	$ c.
I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.			
B.—*Sums received wholly or partly on capital stock.*			
4. (*a*) Calls on joint stock permanent capital		648,550 00	
5. (*b*) Premiums on (4)		162,137 50	
C.—*Receipts on account of investments, loans or debts.*			
10. (*a*) On mortgages of realty:			
11. (ii) Interest	6 30		
D.—*Receipts from Real Estate owned beneficially by Corporation.*			
16. Sales	3,334 00	16,666 00	
17. (*b*) Rents	6,963 52		
G.—*Receipts from other sources.*			
30. (*a*) Interest on stock payment	2 83		
(*b*) Bank interest	1,838 00		
(*c*) Borrowers charges		64 00	
Totals	12,144 65	827,417 50	839,562 15
II.—RECEIVED AS CORPORATE TRUSTEE, REPRESENTATIVE, GUARDIAN OR AGENT IN TRUST.			
D.—*Receipts from other sources.*			
39. (*a*) Estates, assets realized and revenue collected		1,923 29	
Totals			1,923 29

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital including reserve. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums Loaned or Invested on Capital Account.*			
Item No.			
1. (a) Loaned on mortgages of realty		6,850 00	
(b) Loaned or invested in other securities :			
3. (ii) Railway bonds and securities		75,000 00	
(iii) Loan company stocks		198,000 00	
(iv) School district debentures		1,030 91	
(c) Real estate purchased		283,666 00	
D.—*Management Expenses.*			
25. (a) Salaries and fees	1,218 39		
26. (b) Commission or brokerage	8 00		
28. (d) Stationery, postage, printing, etc	2.584 47		
29. (e) Law costs	510 00		
32. (h) Registration fees, Ontario	30 00		
(i) Charter, $400 ; Order-in-Council, $100	500 00		
(j) Manitoba license	150 00		
E.—*Other Expenditure.*			
33. (a) Alterations, King and Victoria Streets		565 00	
34. (b) Accrued interest on purchase school district debentures	19 89		
35. (c) Borrowers' charges		64 00	
36. (d) Accrued rents, insurance, taxes and expenditure on real estate purchased	5,841 25		
F.—*Balance.*			
37. (a) Cash on hand $321 76			
(b) Cash in banks as follows :			
(i) Canadian Bank of Commerce 12,965 78			
(ii) Central Canada Loan and Savings Company 250,236 70			
		263,524 24	
Totals	10,826 00	828,700 15	839,562 15
II.—Expended on Trust or Agency Account.			
B.—*Other Expenditures.*			
53. (d) Estates claims		495 80	
C.—*Balance.*			
54. (g) On hand $ 12 50			
55. (h) In Bank of Commerce 1,414 99			
		1,427 49	
Totals		1,923 29	1,923 29

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899	75,900 00
Average rate of interest per annum received by the Corporation during 1898 on Mortgages of Realty? 5 per cent. On other securities? 5 per cent.	
7. Of the mortgages held by the Corporation, $16,850 is on realty situate in Ontario.	
10. Aggregate market value of the land mortgaged to the Corporation, $15,858.00.	
11. How often are the securities held by the Corporation valued? Yearly.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Managing Director, $4,000; accountant, $2,500; book-keeper, $1,000.	
13. When were the accounts of the Corporation last audited? January, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899, John McKay and George Edwards, F.C.A., Toronto.	

THE OTTAWA TRUST AND DEPOSIT COMPANY (LIMITED).

Head Office, Ottawa, Ontario.

Incorporated on the 23rd January, 1896, by Letters Patent of Ontario, issued under the Ontario Joint Stock Companies' Letters Patent Act (R.S.O. 1887, c. 157). See also the Ontario Trust Companies' Act (R.S.O. 1897, c. 206), and the Loan Corporations Act (R.S.O. 1897, c. 205).

Annual Statement

Of the condition and affairs of the Ottawa Trust and Deposit Company (Limited), of Ottawa, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario pursuant to the laws of the said Province.

The head office of the Corporation is on the corner of Sparks and Elgin streets, in the City of Ottawa, in the Province of Ontario.

The Board is constituted of twenty directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date.)	Will end (date.)
Alexander Fraser	President	Ottawa, Ont	20th Jan., 1898	18th Jan., 1899
George P. Brophy	1st Vice-President	"	" 1898	" 1899
Warren Y. Soper	2nd Vice-President	"	" 1898	" 1899
Clifford A. Douglas	Director	"	" 1898	" 1899
S. H. Fleming	Director	"	" 1898	" 1899
William Scott	Director	"	" 1898	" 1899
John I. MacCraken	Director	"	" 1898	" 1899
Peter Whelen	Director	"	" 1898	" 1899
John W. McRae	Director	"	" 1898	" 1899
George Goodwin	Director	"	" 1898	" 1899
W. D. Hogg, Q.C	Director	"	" 1898	" 1899
Thomas Workman	Director	"	" 1898	" 1899
Alexander H. Edwards	Director	Carleton Place.	" 1898	" 1899
J. H. Francis	Director	Pakenham	" 1898	" 1899
W. H. Comstock	Director	Brockville	" 1898	" 1899
H. W. Chamberlain	Sec.-Treasurer	Ottawa	" 1898	" 1899

A. Permanent capital stock ; total amount authorized, $500,000 ; total amount subscribed, $404,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(b)—Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.

Last call made: date, November 10th, 1896; rate, 25 per cent.; gross amount, $101,000. Amount paid thereon, $101,000.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total amount remaining uncalled.
		$	$	$	$
2. 25 per cent called	4,040	100	404,000	101,000	.....

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
2. (*b*) Ordinary joint stock capital, 25 per cent. called: total called, $101,000; total paid thereon	101,000 00	
5. (*e*) Unappropriated profits in respect of (2)	745 59	
		101,745 59
LIABILITIES TO THE PUBLIC.		
37. Owing to banks (including interest due or accrued)	38,194 89	
40. Other liabilities to the public, viz:—		
41. (a) Outstanding accounts unpaid	87 50	
42. (b) Mortgage on building and interest accrued thereon	71,591 76	
		109,874 15
Total actual liabilities	211,619 74	
		211,619 74
CONTINGENT LIABILITIES.		
51. (*c*) Trust funds uninvested but not guaranteed:—		
52. (1) Principal	127,387 28	
53. (2) Interest	3,162 23	
54. (*d*) Trust funds uninvested not bearing interest and not guaranteed	1,578 88	
Total contingent liabilities	.....	131,128 39
Gross total liabilities, actual and contingent	.....	342,748 13

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
A.—*Immovable property owned beneficially by Corporation.*		
1. (*a*) Office premises situate as follows :		
2. (i) At Ottawa, held in freehold	132,700 00	132,700 00
B.—*Debts secured by Mortgages of Land.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land	53,000 00	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	459 70	53,459 70
D.—*Unsecured Debts.*		
27. (*a*) Rental accrued and unpaid	1,620 68	1,620 68
E.—*Cash.*		
32. (*b*) In bank	1,317 15	1,317 15
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Safety deposit vaults	15,091 75	
38. (*b*) Organization expenses	1,819 35	
39. (*c*) Suspense account	602 05	
40. (*d*) Office furniture and fixtures and stationary	2,090 42	19,603 57
Total of assets owned beneficially by corporation	208,701 10	208,701 10
II.—ASSETS NOT OWNED BENEFICIALLY BY CORPORATION BUT FOR WHICH THE CORPORATION IS ACCOUNTABLE.		
B.—*As trustee, representative, guardian, or agent (without guarantee).*		
(*a*) Mortgage securities :		
47. (i) Principal	103,450 00	
48. (ii) Interest due and accrued	2,125 65	105,575 65
(*b*) Other securities :		
49. Principal	26,892 50	
52. (*d*) Uninvested trust funds	1,578 88	28,471 38
Total of assets II	134,047 03	
Gross total of assets I and II		342,748 13

Cash Account

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent accn't. (Column 1.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c.
Item No. A.—*Balances from 31st December, 1897.*		
(b) Cash (not already shown under (1)):		
(i) On hand	21 55	
3. (ii) In bank	34,532 34	
		34,553 89
C.—*Receipts on account of investments, loans or debts.*		
(a) On mortgages of realty:—		
(i) Principal	2,000 00	
(ii) Interest	1,150 94	
(b) On other securities:		
(ii) Interest or dividends	387 55	
		3,538 49
D.—*Receipts from real estate owned beneficially by Corporation.*		
17. (b) Rents	11,174 95	
		11,174 95
E.—*Miscellaneous.*		
18. (a) Commission, brokerage (or remuneration as corporate agent, trustee, etc)	1,723 82	
		1,723 82
F.—*Borrowed Money.*		
25. (a) Bank or other advances, discounts or overdrafts	19,500 00	
26. (b) Half share in mortgage, $22,000	11,000 00	
		30,500 00
G.—*Receipts from other sources, viz:*		
30. (a) Rental of vaults	610 60	
Sundries	157 24	
		767 84
Totals		82,258 99
II.—Received as Corporate Trustee, Representative, Guardian or Agent in Trust.		
A.—*Balance from 31st December, 1897.*		
31. (a) Capital account	5,651 86	
		5,651 86
B.—*Received on account of investments, loans or debts*		
34. (a) On mortgages: Principal, $11,150; interest, $3,746.84	14,896 84	
35. (b) On other securities: Principal, $2,260; interest, $1,360.25; premiums, $267.79	3,888 04	
36. (c) On unsecured debts: Principal, $2,406.44; interest, $89.92	2,496 36	
		21,281 24
C.—*Receipts from real estate.*		
37. (a) Sales (not included in foregoing items)	9,232 50	
38. (b) Rents	5,729 15	
		14,961 65
D.—*Receipts from other sources, viz.:*		
39. (a) Personal estate sundries	53,354 72	
40. (b) Life assurance policies	22,917 22	
41. (c) Bank	14,000 00	
		90,271 94
Totals		132,166 69

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
1. Expended on Corporation Account.		
A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
Item No.		
1. (*b*) Loaned on mortgages of realty	55,000 00	
7. (*d*) Incumbrances on realty paid off, interest	3,500 00	
		58,500 00
C.—*Borrowed Money (other than foregoing) or Interest thereon paid, viz.:*		
19. (*b*) Bank account (principal and interest)	10,407 51	10,407 51
D.—*Management Expenses (other than foregoing).*		
25. (*a*) Salaries and fees	2,995 17	
26. (*b*) Commission or brokerage	315 50	
28 (*d*) Stationery, postage, printing and advertising	629 39	
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	7,259 59	
31. (*g*) Travelling expenses	108 00	
32. (*h*) Registration fees	25 00	
		11,332 65
E.—*Other Expenditures, viz.:*		
33. (*a*) Outstanding accounts, 1897	498 43	
34. (*b*) Sundries	203 25	
		701 68
F.—*Balance.*		
37. (*a*) Cash on hand		
(*b*) Cash in various banks	1,317 15	1,317 15
Totals		82,258 99
II.—Expended on Trust or Agency Account.		
A.—*Loaned or Invested on Capital Account.*		
42. (*a*) Loaned on mortgages or realty	78,150 00	
(*b*) Loaned or invested on or in other securities, viz.:—		
43. (i) Stocks of corporations	14,000 00	
(*d*) Incumbrances on realty paid off, viz.:—		
48. (i) Principal	4,000 00	
49. (ii) Interest	950 32	
		97,100 32
B.—*Other Expenditures.*		
50. (*a*) Commission or remuneration paid for management of Estate, Trust or Agency (including item 26)	1,718 87	
51. (*b*) Rents, taxes and rates	3,183 74	
52. (*c*) Debts or obligations wholly or partly paid: Principal, $4,159.27.	4,159 27	
53. (*d*) Legacies or beneficiaries under Trust Deeds, legal costs and advertising	22,840 18	
Interest, $1,537.93; brokerage on loans, $47,50	1,585 43	
		33,487 49
C.—*Balance.*		
54. (*b*) Cash in bank	1,578 88	1,578 88
Totals	132,166 69	132,166 69

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898

	$ c.
5. Average rate of interest per annum paid by the Corporation during 1898, on deposits, 5.01 per cent.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5.51 per cent. ; on other securities, 7.66 per cent.	
Of the mortgages held by the Corporation $156.450 is on realty situate in Ontario.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No., 1 ; amount. $3,000.	
10. Aggregate market value of the land mortgaged to the Corporation, $278,500.	
11. How often are the securities held by the Corporation valued. Yearly.	
12. (a) What officers of the Corporation are under bond and for what sum respectively ? Secretary-Treasurer, $50,000.	
13. When were the accounts of the Corporation last audited ? January 10th, 1899.	
14. Names and address of the auditors respectively for 1898 and 1899 : J. S. Chamberlain, Ottawa, Ont. ; J. H. Thompson, Ottawa, Ont.	

THE PROVINCIAL TRUST COMPANY OF ONTARIO, LIMITED.

Head Office, Toronto, Ontario.

Incorporated on the 27th day of October, 1897, by Letters Patent of Ontario, issued under R.S.O. 1897, c. 191. See also The Ontario Trusts Company's Act (R.S.O. 1897, c 206), and The Loan Corporations Act (R.S.O. 1897, c. 205).

Annual Statement

Of the condition and affairs of the Provincial Trusts Company of Ontario, Limited, of Toronto, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at the Temple Building, Bay street, in the City of Toronto.

The Board is constituted of nineteen directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Current Term of office.	
			Began (date).	Will end (date).
Sir Richard Cartwright	President	Ottawa	16th Nov., 1897	31st Dec., 1898.
S. F. McKinnon	Vice-Presidents	Toronto	"	"
James Scott				
J. R. Barber	Director	Georgetown	"	"
G. Sterling Ryerson	"	Toronto	"	"
Henry Sutherland	"	"	"	"
R. Millichamp	"	"	"	"
J. Orlando Orr	"	"	"	"
Alexander Fraser	"	"	"	"
A. T. Wood	"	Hamilton	"	"
John McLaren	"	Brockville	"	"
Robert Beith	"	Bowmanville	"	"
D. B. MacLennan	"	Cornwall	"	"
Henry K. Egan	"	Ottawa	"	"
J. H. Widdifield	"	Toronto	"	"
Alexander Bruce	"	Hamilton	3rd March, 1898	3rd March, 1898
John Knox	"	"	"	"
J. N. Shenstone	"	Toronto	"	"
John Flett	"	"	26th Oct.	26th Oct.
A. W. McDougald	Manager			

A.—Permanent capital stock: total amount authorized, $1,000,000; total amount subscribed, $454,500; as more particularly set out in Schedule A. hereto.

SCHEDULE A.

(b)—Fixed and Permanent Capital Stock created by virtue of Joint Stock Companies' Acts or Private Acts.

Description.	No. of Shares.	Par Value.	Total amount paid.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$ c.	$ c.
1. Fully called	140	100	14,000	14,000 00	....
2. 20 per cent.....	4,403	100	440,500	86,012 50	2,087 50
Totals.....	4,545	... .	454,500	100,012 50	2,087 50

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock.*		
1. (*a*) Ordinary joint stock capital fully called; total called, $14,000; total paid thereon	14,000 00	
2. (*b*) Ordinary joint stock capital, 20 per cent. called; total paid thereon	86,012 50	
		100,012 50
LIABILITIES TO THE PUBLIC.—None.		
Contingent Liabilities.		
51. Trust funds invested but not guaranteed:— (i) Principal .... (ii) Interest.....	19,767 00 *3,578 98	
(*d*) Trust unds uninvested not bearing interest and not guaranteed.	5,330 71	
(*c*) Choses in action under indenture uninvested not bearing interest and not guaranteed..	40,000 00	
Total contingent liabilities.....	68,676 69	68,676 69
Gross total liabilities actual and contingent	....	168,689 19

*Partly arrearages on old mortgages conveyed to the Company in trust.

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

CR.

	$ c.	$ c.
I.—ASSETS OF WHICH THE CORPORATION IS THE BENEFICIAL OWNER.		
E.—*Cash.*		
31. (*a*) On hand	41 93	
32. (*b*) In Molson's bank, Toronto	93,847 80	
		93,889 73
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Organization expenses, books, stationery and furniture	3,015 34	
39. (*c*) Balance due from trust estate	27 31	
41. (*c*) Profit and loss account	3,080 12	
		6,122 77
Total of assets owned beneficially by Company		100,012 50
II.—ASSETS NOT OWNED BENEFICIALLY BY THE CORPORATION BUT FOR WHICH THE CORPORATION IS ACCOUNTABLE.		
B.—*As trustee, representative, guardian or agent (without guarantee).*		
(*a*) Mortgage securities :—		
(i) Principal	19,767 00	
(ii) Interest due and accrued	3,578 98	
(*b*) Choses in action under indenture uninvested not bearing interest and not guaranteed	40,000 00	
52. (*d*) Uninvested trust funds	5,330 71	
		68,676 69
Total asset II	68,676 69	
Gross total assets I and II		168,689 19

* Partly arrearages on old mortgages conveyed to the Company in trust.

CASH ACCOUNT.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—RECEIVED BY THE CORPORATION FOR ITS OWN USE.	$ c.	$ c.	$ c.
B.—*Sums received wholly or partly on capital stock.*			
4. (*a*) Calls on joint stock permanent capital		100,012 50	100,012 50
E.—*Miscellaneous.*			
18. (*a*) Commission, brokerage	498 33		
G.—*Receipts from other sources.*			
50. (*a*) Interest on bank deposits	281 66		
			779 99
Totals			100,792 49
II.—RECEIVED AS CORPORATE TRUSTEE, REPRESENTATIVE, GUARDIAN OR AGENT IN TRUST.			
C.—*Receipts from real estate.*			
38. (*b*) Rents	1,461 08		
D.—*Receipts from other sources, viz.* :			
39. (*a*) For investment and distribution	11,148 91		
40. (*b*) Interest on bank deposit	59 10		
Totals	12,369 09		12,699 09

CASH ACCOUNT.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	$ c.	$ c.
I.—EXPENDED ON CORPORATION ACCOUNT.		
D.—*Management Expenses*		
25. (*a*) Salaries and fees	2,346 66	
28. (*d*) Stationery, postage, printing and advertising	1,020 70	
30. (*f*) Fuel, rent, taxes	890 15	
32. (*h*) Travelling expenses	40 06	4,294 57
E.—*Other Expenditures.*		
33. (*a*) Organization expenses	2,605 19	2,605 19
E.—*Balance.*		
37. (*a*) Cash on hand	41 43	
(*b*) Cash in Molson's bank, Toronto	93,847 80	93,889 73
Totals	100,792 49	100,792 49
II.—EXPENDED ON TRUST OR AGENCY ACCOUNT.		
B.—*Other Expenditure.*		
50. (*a*) Commission or remuneration paid for management of estate, trust or agency	145 83	
51. (*b*) Rents, taxes and rates	431 59	
52. (*c*) Debts or obligations wholly or partly paid	3,568 25	
53. (*d*) Payments and distributions	3,192 71	
C.—*Balances.*		
54. (*b*) Cash in various banks as follows :—		
55. (i) Molson's bank, Toronto	4,318 46	
(ii) Bank of Toronto, Cobourg	1,012 25	
Totals	12,669 09	12,669 09

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
11. How often are the securities held by the Corporation valued? Yearly.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $5,000; Accountant, $3,000; other officers, $1,000.	
14. Names and address of the auditors respectively for 1898 and 1899 T. G. Williamson, Toronto, and Wm. Campbell, Toronto.	

THE TORONTO GENERAL TRUSTS COMPANY.

(Now The Toronto General Trusts Corporation, 62 V. (2nd Sess.) c. 109 (O))

Head Office, Toronto.

Constating Instruments.

1872 —35 V. c. 83 (O.)—Special Act of incorporation.

1882.—Order in Council of Ontario (10th March, 1882) approving of the Company as a Trusts Company.

1885.—Letters Patent of Ontario, dated 7th January, 1885, Lib 4, G. S., p. 136), extending the powers of the Company.

1887 —Supplementary Letters Patent of Ontario, dated 15th July, 1887, (Lib. 4, G. S., p. 292), increasing the capital stock of the Company to $1,000,000.

1888.—Supplementary Letters Patent of Ontario, dated 2nd June, 1888, (Lib. 5, G. S., p 129) respecting quorum of board of directors.

1889 —Supplementary Letters Patent of Ontario, dated 1st May. 1889, (Lib. 7, G. S., p. 30), empowering Company to hold real estate for purposes of the Company's business

1897, 13th December.—Supplementary Letters Patent of Ontario empowering the Company to act as Receiver and Liquidator.

1899 —Act amalgamating Company and changing corporate name as above ; 62 Vict., 2nd Sess , c 109.

Annual Statement

Of the condition and affairs of The Toronto General Trusts Company, of Toronto, Ontario, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 59 Yonge Street, in the City of Toronto, in the Province of Ontario.

The Board is constituted of eighteen directors, holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
John Hoskin, Q.C., LL.D.	President	Toronto	1st April, 1898	31st December, 1898.
E. A. Meredith, LL.D.	Vice-Presidents	"	"	"
W. H. Beatty		"	"	"
Hon. Sir Frank Smith	Director	"	"	"
John Bell	Director	Belleville	"	"
W. R. Brock	Director	Toronto	"	"
B. Homer Dixon	Director	"	"	"
George Gooderham	Director	"	"	"
Æmilius Irving, Q.C.	Director	"	"	"
A. B. Lee	Director	"	"	"
T. Sutherland Stayner	Director	"	"	"
Samuel Alcorn	Director	"	"	"
J. J. Foy, Q.C., M.P.P.	Director	"	"	"
H. S. Howland	Director	"	"	"
Robert Jaffray	Director	"	"	"
J. G. Scott, Q.C.	Director	"	"	"
J. W. Langmuir	Director	"	"	"
Byron E. Walker	Director	"	15th August, 1898	"

A. Permanent capital stock : total amount authorized, $1,000,000 ; total amount subscribed, $1,000,000, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(*b*).—*Fixed and Permanent Capital Stock Created by virtue of Joint Stock Companies Acts or Private Acts*

Last call made—Date 4th June, 1895; rate, 2½%; gross amount, $25,000; amount paid thereon, $25,000.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.
		$ c.	$ c.	$ c.
2. 25 per cent. called	20,000	50 00	1,000,000 00	250,000 00
Totals	20,000		1,000,000 00	250,000 00

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL, LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS		
Item No. A.—*Permanent Capital Stock or Shares.*		
3. (*c*) Ordinary joint stock capital, 25% called: Total called, $250,000; total paid thereon	250,000 00	
5. (*e*) Unappropriated profits in respect of (3)	14,138 78	
6. (*f*) Reserve fund in respect of (3)	250,000 00	
7. (*g*) Contingent fund in respect of (3)	32,720 69	
		546,859 47
LIABILITIES TO THE PUBLIC.		
37. Owing to banks (including interest due or accrued)	8,992 30	
39. Due on loans in process of completion or to pay assumed mortgages	2,294 53	
40. Other liabilities to the public: $937 39		
(a) Sundry Creditors 9 72		
	947 11	
		12,233 94
Total actual liabilities	559,093 41	
CONTINGENT LIABILITIES.		
44. Claims against the Corporation not acknowledged as debts, viz.:		
45 (a) Interest reserved	2,000 00	
48. Money for which the Corporation is contingently liable:		
49. (a) Principal guaranteed: Court account $1,434,626 50; Guaranteed 625,894 55	2,060,521 05	
51. (c) Trust funds invested but not guaranteed:		
52. (1) Principal: Trust mortgages $2,473,934 58; Trust debentures 761,518 15; Court debentures 6,218 08	3,241,670 81	
53. (2) Interest	43,166 27	
54. (d) Trust funds uninvested and not guaranteed: Corpus $789 834 52; Revenue 39,698 17	829,532 69	
		6,176,890 82
Total contingent liabilities	6,176,890 82	
Gross total liabilities, actual and contingent		6,735,984 23

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
A.—Immovable Property Owned Beneficially by Corporation.		
1. (a) Office premises situate as follows:—		
2. (i) At 59 Yonge street, Toronto, held in freehold	130,000 00	
5. (b) Freehold land (including buildings) other than foregoing	132,460 31	
		262,460 31
B. Debts secured by Mortgages of Land.		
9. (a) Debts (other than item 10) secured by mortgages of land	295,653 97	
10. (b) Debts secured by mortgaged land held for sale	12,454 78	
11. (c) Interest due or accrued on items 9 and 10 and not included therein	8,969 15	
(cc) Interest due or accrued on mortgages other than those mentioned in 9 and 10	52,179 14	
12. (d) Of the debts mentioned in items 9, 10 and 11 the sum of $1,600 is due by directors or officers of the Corporation. (*Not extended.*)		359,257 04
C.—Debts not above Enumerated for which the Corporation Holds Securities as follows:		
14 (b) Debts secured by municipal bonds or debentures	220 87	
		220 87
E.—Cash		
31. (a) On hand	869 41	
		869 41
F.—Assets not Hereinbefore Mentioned.		
37. (a) Office furniture	1,327 86	
38. (b) Building repairs	3,300 00	
39. (c) Solicitor's account in suspense	4,796 52	
30. (d) Sundry debtors	1,228 57	
		10,582 95
Total of assets owned beneficially by Corporation		633,390 58
II.—Assets not Owned Beneficially by Corporation but for which the Corporation is Accountable.		
A.—As Guarantor		
(a) Mortgage securities:		
43. (i) Principal { Court $1,437,326 50; Guaranteed 625,894 55 }	2,063,221 05	
		2,063,221 05
B.—As Trustee, Representative, Guardian, or Agent (Without Guarantee.)		
(a) Mortgage securities:		
47. (i) Principal	2,473,934 58	
48. (ii) Interest due and accrued	43,166 27	
(iii) Advances to borrowers	1,452 61	
(b) Other securities:—		
49. (i) Principal { Court 86,218 08; Trust 767,518 15; Premiums 36,382 38 }	804,118 61	
51. (c) Unsecured debts	33 97	
52. (d) Uninvested trust and agency funds	574 49	
53. (e) Trust and agency funds in chartered bank bearing interest	716,112 07	
		4,039,872 60
Total of Assets II	6,102,593 65	
Gross total of Assets I. and II		6,735,984 23

Cash Account.

Receipts for the nine months ending 31st December, 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I.—Received by the Corporation for its own use.	$ c.	$ c.
	A.—*Balances from 31st March, 1898.*		
	(*b*) Cash (not already shown under (1)):—		
2.	(i) On hand		1,028 41
3.	(ii) In bank		16,910 25
	C.—*Receipts on account of Investments, Loans or Debts.*		
	(*a*) On mortgages of realty :—		
10.	(i) Principal		37,787 05
11.	(ii) Interest	9,557 72	
	(*b*) On other securities :		
13.	(ii) Interest or dividends	4 28	
	D.—*Receipts from Real Estate owned Beneficially by Corporation.*		
16.	(*a*) Sales (not included in any of foregoing items)		2,150 00
17.	(*b*) Rents	6,259 73	
	E.—*Miscellaneous.*		
18.	(*a*) Commission, brokerage (or remuneration as corporate agent, trustee, etc.)	44,802 69	
	F.—*Borrowed Money.*		
25.	(*a*) Bank or other advances, discounts or overdrafts		8,992 30
	G.—*Receipts from other sources, viz.:*		
30.	(*a*) Re paid on advances to borrowers		43,165 31
	(*b*) Interest account	2,266 46	62,890 88
	(*c*) Suspense account		18,450 27
	(*d*) Sundry receipts		4,116 58
	Totals	62,890 88	
	II.—Received as Corporate Trustee, Representative, Guardian or Agent in Trust.		
	A.—*Balances from 31st March, 1898.*		
	(*b*) Cash (not included in 31) :		
32.	(i) On hand		242 00
33.	(ii) In bank		236,332 61
	B.—*Received on Account of Investments, Loans or Debts.*		
34.	(*a*) On mortgages : principal, $726,963.96 ; interest on mortgages and debentures, $206,251.30		933,215 26
35.	(*b*) On other securities : principal, $252,580.07 ; interest, $46,218.17		298,798 24
36.	(*c*) On unsecured debts : Principal, $18,798.48 ; interest, $1,484.90		20,283 38
	C.—*Receipts from Real Estate.*		
37.	(*a*) Sales (not included in foregoing items)		47,787 70
38.	(*b*) Rents		68,275 93
	D.—*Receipts from other sources, viz.:*		
39.	(*a*) Moneys received for investment		378,072 73
40.	(*b*) Sundry realizations, collections, etc		759,524 94
41.	(*c*) Advances repaid by mortgagors		1,414 54
	Totals		2,939,418 38

Cash Account.

Expenditure for the nine months ending 31st December 1898.

Item No.		Amount carried to earnings, maintenance or contingent account. (Column 1.)	Total. (Column 4.)
	I.—Expended on Corporation Account.		
	A.—*Sums Loaned or Invested on Capital Account.*	$ c.	$ c.
1.	(*a*) Loaned on mortgages of realty		20,484 52
	(*c*) Insurance or taxes advanced on property mortgaged to the Corporation		43,341 99
	B.—*Expended on Stock Account.*		
8.	Dividends paid on permanent stock	25,000 00	
	D.—*Management Expenses (other than foregoing).*		
25.	(*a*) Salaries and fees	28,288 67	
26.	(*b*) Commission or brokerage	190 15	
28.	(*d*) Stationery, postage, printing and advertising	3,413 01	
30.	(*f*) Fuel, rent, taxes (other than in (7) and rates	6,010 24	
31.	(*g*) Travelling expenses	2,010 63	
32.	(*h*) Registration fees	202 00	
	E.—*Other Expenditures, viz.:*		
33.	(*a*) Sundry expenses	1,211 11	66,325 81
34.	(*b*) Solicitors fees in suspense		1,075 00
35.	(*c*) Suspense account		18,442 11
36.	(*d*) Sundry payments		129 02
	F.—*Balance.*		
37.	(*a*) Cash on hand		869 41
	Totals	66,325 81	
	II.—Expended on Trust or Agency Account.		
	A.—*Loaned or Invested on Capital Account.*		
42.	(*a*) Loaned on mortgages of realty		527,030 00
	(*b*) Loaned or invested on or in other securities, viz. :		
43.	(i) Debentures		276,612 10
	(ii) Premiums paid on debentures		14,201 42
	B.—*Other Expenditures.*		
50.	(*a*) Commission or remuneration paid for management of estate, trust or agency (including item (26).		42,430 15
52.	(*d*) Sundry returns, payments and distributions		876,902 98
	(*e*) Return of money received for investment		331,373 23
	(*f*) Advances on account of mortgagors		3,514 08
	C.—*Balance.*		
54.	(*a*) Cash on hand $ 574 49		
	(*b*) Cash in various banks 716,112 07		716,686 56
	Totals		2,939,418 38

MISCELLANEOUS STATEMENT FOR THE NINE MONTHS ENDING 31ST DECEMBER, 1898.

	$ c.
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.....	73,558 71
6. Average rate of interest per annum received by the Corporation during year 1898 on mortgages of realty, 5.55 per cent.	
7. Of the mortgages held by the Corporation, $307,077.90 is on realty situate in Ontario.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898, No. 1; amount, $5,000.	
11. How often are the securities held by the Corporation valued? In case of doubtful loans annually or oftener.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000; assistant manager, $2,000; chief clerk, $2,000.	
13. When were the accounts of the Corporation last audited? As at 31st December, 1898.	
14. Names and addresses of the auditors respectively for 1898 and 1899 (if appointed): Geo. Macbeth, Toronto, Ont.; R. F. Spence, Toronto, Ont.	

THE TRUSTS CORPORATION OF ONTARIO.

[Now amalgamated with the Toronto General Trusts Corporation, 62 Vic. (2nd Sess.) c. 109 (Ont.)]

Head Office, Toronto, Ontario

Incorporated 27th December, 1888, by Letters Patent of Ontario, issued under the Ontario Joint Stock Companies' Letters Patent Act (R.S.O 1887, c. 157) See also *The Ontario Trusts Companies' Act* (R.S O 1897, c. 206)'; and *The Loan Corporations Act* (R S O. 1897, c. 205), 1899—62 Vic., 2nd Sess., c. 109 (Ont.) Amalgamating Act.

Annual Statement

Of the condition and affairs of the Trusts Corporation of Ontario, of Toronto, at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 19-21 King street west, in the City of Toronto, in the Province of Ontario

The Board is constituted of eighteen directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows:

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date).	Will end (date).
Hon. J. C. Aikins, P.C.	President	Toronto, Ont.	1st January, 1898	1st January, 1899
Hon. S. C. Wood	Vice-Presidents	"	"	"
W. D. Matthews		"	"	"
J. L. Blakie	Director	"	"	"
Wm. Cooke	Director	"	"	"
Hon. J. R. Gowan	Director	Barrie	"	"
Wm. Hendrie	Director	Hamilton	"	"
J. J. Kenny	Director	Mimico	"	"
M. Leggatt	Director	Hamilton	"	"
Thomas Long	Director	Toronto	"	"
Alex. Manning	Director	"	"	"
J. W. Digby, M.D	Director	Brantford	"	"
Hon. P. McLaren	Director	Perth	"	"
E. B. Osler, M.P	Director	Toronto	"	"
B. B. Osler, Q.C.	Director	"	"	"
Hugh Ryan	Director	"	"	"
A. E. Plummer	Manager	"	"	"

A. Permanent capital stock: total amount authorized, $1,000,000; total amount subscribed, $1,000,000, as more particularly set out in Schedule A hereto.

Last call made: Date 2nd July, 1895; rate per cent., ten: gross amount, $100,000; amount paid thereon, $100,000.

SCHEDULE A.

(*b*) *Fixed and permanent capital stock created by virtue of Joint Stock Companies' Acts or Private Acts.*

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total amount uncalled.
		$	$	$	$
2. 20 per cent called	10,000	100	1,000,000	200,000	800,000

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898

Capital and Liabilities.

DR.

	$ c.	$ c.
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital 20 per cent. called; total called, $200,000; total paid thereon	200,000 00	
6. (*f*) Reserve Fund in respect of (1)	26,405 85	
		226,405 85
LIABILITIES TO THE PUBLIC.—None.		
CONTINGENT LIABILITIES.		
48. Money for which the Corporation is contingently liable, viz.:		
49. (*a*) Principal guaranteed	190,690 00	
51. (*c*) Trust Funds invested but not guaranteed:		
52. (1) Principal	799,269 33	
54. (*d*) Trust Funds uninvested and bearing interest and not guaranteed	62,239 46	
		1,052,208 79
Gross total liabilities, actual and contingent		1,278,614 64

Balance Sheet as at 31st December, 1898.

Cr.

	$ c.	$ c.
I. Assets of which the Corporation is the Beneficial Owner.		
A.—*Immovable Property Owned Beneficially by Corporation.*		
5. (*b*) Freehold land (including buildings)	16,757 16	
7. (*d*) Vaults and fittings	23,655 86	
		40,413 02
B.—*Debts secured by Mortgages of Land and Stock.*		
9. (*a*) Debts (other than item 10) secured by mortgages of land and stocks	70,148 69	
10. (*b*) Debts secured by mortgaged land held for sale	28,721 83	
11. (*c*) Interest due or accrued on items 9 and 10 and not included therein	25,177 38	
		124,047 90
C.—*Debts not above enumerated for which the Corporation holds securities as follows:*		
23. (*k*) Debts secured by insurance policies		59,375 93
F.—*Assets not hereinbefore mentioned.*		
37. (*a*) Rentals and storages		2,569 00
Total of assets owned beneficially by Corporation		226,405 85
II.—Assets Not Owned Beneficially by Corporation but for which the Corporation is Accountable.		
A.—*As Guarantor.*		
(*a*) Mortgage securities:		
43. (i) Principal	190,690 00	
B.—*As Trustee, Representative, Guardian or Agent (without Guarantee).*		
(*a*) Mortgage securities:		
47. (i) Principal	799,269 33	
(*d*) Uninvested trust funds, cash in bank	62,249 46	
Total assets of II		1,052,208 79
Gross total of assets of I. and II		1,268,614 64

Cash Account

Receipts for the year ending 31st December, 1898

	Permanent capital, including reserve.	Total.
	$ c.	$ c.
I.—Received by the Corporation for its own use		
A.—*Balance from 31st December, 1897.*		
Item No. 2. (*b*) Cash (not already shown under (1)) :		
3. (ii) In bank	16,921 50	
B.—*Sums Received on Capital Stock.*		
4. (*a*) Calls on joint stock permanent capital	2,150 00	
C.—*Receipts on account of Investments, Loans or Debts.*		
(*a*) On mortgages of realty :		
10. (i) Principal	320,250 00	
(ii) Interest	15,850 20	
E.—*Miscellaneous.*		
18. (*a*) Commission, brokerage (or remuneration as corporate agent, trustee, etc.)	15,300 67	
G.—*Receipts from Other Sources, viz.* :		
30. (*a*) Vault rentals	2,347 31	
Total	372,819 68	372,819 68
II.—Received as Corporate Trustee, Representative, Guardian or Agent in Trust.		
A.—*Balance from 31st December, 1897.*		
(*b*) Cash (not included in (31)) :		
(ii) In bank	111,295 43	
B.—*Received on account of Investments, Loans or Debts.*		
34. (*a*) On mortgages	190,201 64	
		301,497 07
Totals	301,497 07	674,316 75

Cash Account.

Expenditure for the year ending 31st December, 1898

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
I.—Expended on Corporation Account.	$ c.	$ c.	$ c.
A.—*Sums loaned or invested on Capital Account.*			
Item No. (*b*) Loaned on mortgages of realty		337,991 23	
B.—*Expended on Stock Account.*			
8. Dividends paid on permanent stock) (*Extend into column 1*)	11,957 58		
D.—*Management Expenses (other than foregoing):*			
25. (*a*) Salaries and fees	16,117 05		
26. (*b*) Commission or brokerage	211 50		
28. (*d*) Stationery, postage, printing and advertising	2,525 82		
30. (*f*) Fuel, rent, taxes (other than in 7) and rates	4,016 50		
	34,828 45	337,991 23	372,819 68
II.—Expended on Trust or Agency Account.			
A.—*Loaned or Invested on Capital Account*			
(*b*) Loaned on mortgages of realty		239,247 61	
C.—*Balance.*			
(*b*) Cash in Bank		62,249 46	
			301,497 07
Totals		301,479 07	674,316 75

MISCELLANEOUS STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1898.

	$ c.
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899, $135,000.	
6. Average rate of interest per annum received by the Corporation during 1898 on mortgages of realty, 5½ per cent.; on other securities, 4½ per cent.	
7. Of the mortgages held by the Corporation $1,003,214.05 is on realty situate in Ontario, and $45,000 is on realty situate elsewhere.	
10. Aggregate market value of the land mortgaged to the Corporation, estimated $2,233,000.	
12. (a) What officers of the Corporation are under bond and for what sum respectively? Manager, $10,000; Accountant, $5,000; other officers, $9,000.	
13. When were the accounts of the Corporation last audited? 31st December, 1898.	
14. Names and address of the auditors respectively for 1898 and 1899 (if appointed)? Maitland Young, Burlington, Ont.; John M. Martin, Toronto.	

THE TRUSTS AND GUARANTEE COMPANY (LIMITED).

Head Office, Toronto.

Incorporated on the 24th February, 1897, by Letters Patent of Ontario issued under R. S. O. 1897, c. 191. See also *The Ontario Trusts Company Act* (R. S. O. 1897, c. 206) and the Loan Corporations Act (R. S. O. 1897, c. 205).

Annual Statement

Of the condition and affairs of The Trusts and Guarantee Company (Limited), of Toronto, Ont., at the 31st December, 1898, and for the year ending on that day, made to the Registrar of Loan Corporations for the Province of Ontario, pursuant to the laws of the said Province.

The head office of the Corporation is at No. 14 King street west, in the City of Toronto, in the Province of Ontario.

The Board is constituted of twenty-seven directors holding office for one year.

The directors and chief executive officers of the Corporation at the 31st December, 1898, were as follows :

Names of directors and chief executive officers.	Designation of office.	Address.	Term of office.	
			Began (date.)	Will end (date).
J. R. Stratton, M.P.P	President	Peterboro'	14th Mar., 1898	25th Jan., 1899.
D. W. Karn	Vice-President	Woodstock	"	"
C. Kloepfer, M.P.	Vice-President	Guelph	"	"
T. S. Hobbs, M.P.P.	Director	London	"	"
W. J. McKee, M.P.P.	Director	Windsor	"	"
Wm. German, M.P.P.	Director	Welland	"	"
C. B. Heyd, M.P.	Director	Brantford	"	"
Hon. Geo. E. Foster, M.P.	Director	Ottawa	"	"
Peter Hamilton	Director	Peterboro'	"	"
Alfred McDougall	Director	Toronto	"	"
Wm. Buckingham	Director	Stratford	"	"
W. C. Matthews	Director	Toronto	"	"
A. W. Campbell	Director	"	"	"
F. C. Taylor	Director	Lindsay	"	"
W. H. Meldrum	Director	Peterboro'	"	"
Richard Hall	Director	"	"	"
F. M. Holland	Director	Toronto	"	"
A. F. Rutter	Director	"	"	"
G. G. S. Lindsay	Director	"	"	"
Robert Davies	Director	"	"	"
A. C. Macdonell	Director	"	"	"
A. M. McKinnon	Director	Guelph	"	"
W. A. Stratton	Director	Peterboro'	"	"
A. L. Davis	Director	"	"	"
J. G. Wallace	Director	Woodstock	"	"
J. V. Teetzel, Q.C.	Director	Hamilton	"	"
T. P. Coffee	Manager	Toronto.	"	"

A. Permanent capital stock: total amount authorized, $2,000,000; total amount subscribed, $1,652,650, as more particularly set out in Schedule A hereto.

SCHEDULE A.

(b)—Fixed and permanent capital stock created by virtue of Joint Stock Companies Act or Private Acts.

Description.	No. of shares.	Par value of shares.	Total amount held.	Total amount paid thereon.	Total remaining unpaid on calls.
		$	$	$ c.	$ c.
1. Fully called	2,413	50	120,650	118,750 00	1,900 00
2. 10 per cent	30,640	50	1,532,000	153,044 35	155 65
Totals	33,053		1,652,650	271,794 35	2,055 65

LIST OF SHAREHOLDERS AS AT 31ST DECEMBER, 1898.

(Not printed.)

BALANCE SHEET AS AT 31ST DECEMBER, 1898.

Capital and Liabilities.

DR.

	$ c.	$ c
CAPITAL (LIABILITIES TO STOCKHOLDERS OR SHAREHOLDERS).		
Item No. A.—*Permanent Capital Stock or Shares.*		
1. (*a*) Ordinary joint stock capital fully called: total called, $120,650; total paid thereon	118,750 00	
2. (*b*) Ordinary joint stock capital 10 per cent. called: total called, $153,200; total paid thereon	153,044 35	
4. (*d*) Dividends declared in respect of (1) and (2) but not yet paid	11,733 18	
5. (*e*) Unappropriated profits in respect of (1), (2)	1,904 98	
		285,432 51
LIABILITIES TO PUBLIC.		
37. Owing to banks	18,354 20	
41. Solicitors' fees	22 00	
		18,376 20
Total actual liabilities		303,808 71
CONTINGENT LIABILITIES.		
Moneys for which the Corporation is contingently liable, viz.:—		
49. (*a*) Principal guaranteed	672 00	
(*c*) Trust funds invested but not guaranteed	8,120 00	
54. (*d*) Trust funds uninvested not bearing interest and not guaranteed	57,021 42	
Total contingent liabilities		65,813 42
Gross total liabilities, actual and contingent		369,622 13

Balance Sheet as at 31st December, 1898.

Cr.

——	$ c.	$ c.
I.—Assets of which the Corporation is the Beneficial Owner.		
B.—Debts secured by Mortgages of Land.		
9. (*a*) Debts (other than item 10) secured by mortgages of land	202,876 23	
11. (*c*) Interest due and accrued on item 9 not included therein	3,482 02	
		206,358 25
C.—Debts not above Enumerated for which the Corporation holds Securities as follows:		
14. (*b*) Debts secured by municipal bonds or debentures	45,090 00	
15. (*c*) Debts secured by Public School debentures	500 00	
16. (*d*) Debts secured by loan companies' debentures	35,000 00	
22. (*j*) Debts secured by other companies' stock	7,256 15	
26. (*n*) Interest due or accrued on items 14 to 22 and not included therein	610 93	
		88,457 08
E.—Cash.		
31. (*a*) On hand	648 70	
32. (*b*) In bank	5,215 75	
		5,864 45
F.—Assets not hereinbefore mentioned.		
37. (*a*) Suspense account	234 36	
38. (*b*) Interest accrued on deposits	635 15	
39. (*c*) Office premises, vaults, fixtures, etc	15,063 20	
40. (*d*) Charter, organization, etc	31,464 64	
		47,397 35
Total of assets owned beneficially by Corporation		348,077 13
II.—Assets not Owned Beneficially by Corporation but for which the Corporation is Accountable.		
B.—As Trustee, Representative, Guardian, or Agent (without guarantee).		
52. (*a*) Mortgage securities:		
Principal	7,320 00	
(*b*) Other securities:		
Principal	800 00	
(*c*) Unsecured debts	5,925 00	
(*d*) Uninvested trust funds	7,500 00	
Total of assets II		21,545 00
Gross total of assets I. and II		369,622 13

Cash Account.

Receipts for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. — Permanent capital, including Reserve. (Column 3.)	Total. (Column 4.)
I.—Received by the Corporation for its own use.	$ c.	$ c	$ c.
Item No. A.—*Balances from 31st December, 1897.*			
(b) Cash (not already shewn under (1)):—			
(i) On hand		2,710 84	
(ii) In bank		555 28	
B.—*Sums Received Wholly or Partly on Capital Stock.*			
4. (a) Calls on joint stock permanent capital		118,973 35	
C.—*Receipts on Account of Investments, Loans or Debts.*			
(a) On mortgages of realty:—			
11. (i) Principal		33,288 92	
(ii) Interest	7,264 18		
(b) On other securities:			
12. (i) Principal		495 00	
13. (ii) Interest or dividends	3,745 58		
14. Unsecured debts		150 00	
E.—*Miscellaneous.*			
18. (a) Commission, brokerage	1,018 03		
F.—*Borrowed Money.*			
25. (a) Bank or other advances		18,354 20	
G.—*Receipts from other sources.*			
(a) Suspense account		366 50	
(b) Solicitors		22 00	
Totals	12,027 79	174,916 09	186,943 88

	Carried to capital account.	Total.
II.—Received as Corporate Trustee, Representative, Guardian, or Agent in Trust.	$ c.	$ c.
Item No. B.—*Balance from 31st December, 1897.*		
33. (b) Cash in bank	8,921 39	
B.—*Receipts on account of Investments, etc.*		
34. (a) Mortgages: Principal, $10,829 50: interest, $165.17	11,994 67	
35. (b) On other securities: Principal, 1,711 20	1,711 20	
36. (c) Unsecured debts: Principal, $3,928.46	3,928 46	
C.—*Received from Real Estate.*		
37. (a) Sales	18,610 91	
38. (b) Rents	2,030 34	
D.—*Receipts from other sources.*		
39. (a) Received for investment	672 00	
40. (b) Sundry receipts, collections, etc.	77,709 79	
Totals	125.678 76	125,678 76

Cash Account.

Expenditure for the year ending 31st December, 1898.

	Amount carried to earnings, maintenance or contingent account. (Column 1.)	Amount carried to capital account. Permanent capital, including reserve. (Column 3.)	Total. (Column 4.)
	$ c.	$ c.	c.
I.—Expended on Corporation Account.			
A.—Sums Loaned or Invested on Capital Account.			
Item No.			
1. (*a*) Loaned on mortgages of realty		133,094 73	
(*b*) Loaned or invested in other securities, viz.:			
2. (i) Other company's stock		14,631 15	
(*c*) Insurances or taxes advanced on property mortgaged to the company		154 07	
8. Dividends paid on permanent stock	2,619 88		
C.—Borrowed Money.			
18. (*a*) Bank account	219 68		
D.—Management Expenses.			
25. (*a*) Salaries and fees	2,887 50		
26. (*b*) Commission and brokerage	639 50		
28. (*d*) Stationery, postage, printing, etc	1,417 54		
29. (*e*) Law costs	167 50		
30. (*f*) Fuel, rent, taxes, etc	210 00		
32. (*h*) Registration fee	25 00		
E.—Other Expenditures.			
33. (*a*) Promotion account	14,615 84		
34. (*b*) Other payments		600 86	
35. (*c*) Office premises, vaults, etc		15,064 60	
F.—Balance.			
37. (*a*) Cash on hand $596.03			
Totals	22,802 44	163,545 41	186,943 88
II.—Expended on Trust or Agency Account.			
A.—Loaned or Invested on Capital Account.			
42. (*a*) Loaned on mortgages of realty		7,320 00	
(*b*) Loaned or invested in other securities:			
(i) Debentures and stocks		47,300 00	
(ii) Deposited to credit of official guardian		5,925 00	
47. (*d*) Incumbrances on realty paid off:			
(i) Principal		861 12	
(ii) Interest		89 29	
50. (*a*) Commission or remuneration paid for management of estates, trust or agency		937 62	
51. (*b*) Rents, taxes and rates		810 38	
53. (*d*) Sundry payments and distributions of estates		57,066 93	
54. (*a*) Cash on hand $ 52 67			
(*b*) Cash in banks 5,215 75			
Totals $5,268 42		120,310 34	125,578 76

Miscellaneous Statement for the Year Ending 31st December, 1898.

	$ c.
1. Amount of debentures issued by the Corporation in Canada which will mature in 1899. None.	
2. Amount of debentures issued by the Corporation elsewhere which will mature in 1899. None.	
3. Amount of other existing obligations of the Corporation which will mature in 1899. None.	
4. Amount of securities held by the Corporation which will mature and become payable to the Corporation in 1899.....	20,000 00
6. Average rate of interest per annum received by the Corporation during 1898 on Mortgages of Realty, 5.53 per cent. ; on other securities, 6 per cent.	
7. Of the mortgages held by the Corporation, $200,876.23 is on realty situate in Ontario, and $2,000 is on realty situate elsewhere.	
8. Loans written off or transferred to Real Estate Account during 1898. None.	
9. Number and aggregate amount of mortgages upon which compulsory proceedings have been taken by the Corporation in 1898. No., 1 ; amount.....	1,000 00
10. Aggregate market value of the land mortgaged to the Corporation	417,770 00
11. How often are the securities held by the Corporation valued ? Yearly or oftener.	
12. (*a*) What officers of the Corporation are under bond and for what sum respectively ? Cashier, $1,000.	
(*b*) Are the said bonds executed by private sureties or by guarantee companies ? By guarantee companies.	
13. When were the accounts of the Corporation last audited ? 31st December, 1898.	
14. Names and addresses of the auditors for 1898 and 1899 ? Harry Vigeon, F.C.A., and W. B. Tindall, C.A., Toronto.	

COMPARATIVE TABLES

SHOWING LIABILITIES, ASSETS, ETC.

COMPARATIVE

SHOWING LIABILITIES,

	Loan Companies having only permanent stock,		Loan Companies having terminating stock and permanent stock terminating
	1898.	1897.	1898.
Capital Stock.	$ c.	$ c.	$ c.
Capital authorized (permanent)	111,331,822 33	109,081,022 33	22,300,000 00
Capital subscribed (permanent)	81,829,534 33	79,153,582 33	3,906,340 00
Capital subscribed (terminating)	.....	.....	25,250,240 00
Liabilities.			
Liabilities to shareholders:			
Permanent ... Stock fully paid up	18,938,468 36	15,230,884 53	1,490,650 00
Permanent ... Stock paid up in part	14,431,538 68	17,333,146 67	1,337,061 47
Terminating.. Stock fully paid	.....	.....	336,061 50
Terminating.. Prepaid	.....	.....	1,305,908 69
Terminating.. Instalment stock	.....	.....	3,380,807 50
Reserve fund	10,631,189 25	10,503,210 97	181,374 49
Dividends declared and unpaid	629,445 86	745,957 18	37,008 66
Contingent fund	1,084,087 33	1,029,353 81	100,929 86
Unappropriated profits	427,677 91	364,457 54	25,119 58
Profits on terminating stock	.....	.....	393,904 49
Other liabilities to shareholders	36,388 49	26,188 79	44,190 10
Total liabilities to shareholders	46,178,795 88	45,233,199 49	8,633,016 34
Liabilities to public:—			
Deposits	17,307,645 74	16,134,696 31	572,675 26
Interest on deposits	351,667 26	366,770 32	887 48
Debentures payable in Canada	11,525,811 62	9,998,835 29	391,773 58
Debentures payable elsewhere	40,247,498 45	42,607,318 75	87,113 05
Debenture stock	11,844,965 55	11,657,344 74	.....
Interest on debentures and debenture stock	448.329 50	524,469 15	6,711 96
Due on loans in process of completion	262,727 87	196,115 79	72,116 29

TABLES.

ASSETS, ETC.

ies having ter- as well as per- or having ter- stock only.	Loaning Land Companies.		Trusts Companies.		Grand total of liabilities and assets for Loan Companies, Loaning Land Companies, and Trusts Companies; also total stock authorized and subscribed.	
1897.	1898.	1897.	1898.	1897.	1898.	1897.
$ c.	$ c.	$ c.	$ c.	$ c.	$ c.	$ c.
.....	14,433,333 33	14,433,333 33	7,500,000 00	5,500,000 00	155,565,155 66	129,014,355 66
3,601,690 00	6,155,116 00	6,413,516 66	6,411,150 00	3,826,900 00	98,302,140 33	92,995,688 99
25,474,910 00	.....	.....	.....	.....	25,250,240 00	25,474,910 00
1,758,500 00	1,514,912 85	1,575,850 00	14,000 00	.....	21,958,031 21	18,565,234 53
920,661 22	2,739,773,87	2,642,735 73	1,752,651 85	896,966 00	20,261,025 87	21,793,509 62
341,420 66	.....	.....	.....	.....	336,061 50	341,420 66
1,738,659 62	.....	.....	.....	.....	1,305,908 69	1,738,659 62
2,528,132,86	.....	.....	.....	.....	3,380,807 50	2,528,132 86
409,926 62	277,649 50	277,666 63	438,543 35	277,736 12	11,528,756 59	11,468,540 34
9,826 55	24,306 57	58,389 72	20,403 83	17,379 59	711,164 92	831,553 04
77,101 85	38,945 61	42,420 88	32,720 69	53,386 53	1,256,683 49	1,202,263 07
11,220 07	24,983 43	45,244 09	39,583 58	24,383 69	517.364 50	445,305 39
539,304 48	.....	.....	.....	.....	393,904 49	539,304 48
24,665 99	40,688 52	.....	.....	.....	121,267 11	50,854 78
8,359,419 92	4,661,260 35	4,642,307 05	2,297,903 30	1,269,851 93	61,770,975 87	59,504,778 39
1,180,305 48	283,095 78	305,378 84	.....	308,528 92	18,163,416 78	17,928,909 55
16,681 74	4,841 57	4,879 50	.....	.....	357,396 31	388,331 56
396,901 12	1,108,672 46	1,142,649 12	.....	.....	13,026,257 66	11,538,385 53
87,356 38	840,265 53	888,693 73	.....	.....	41,174,877 03	43,583,368 86
.....	.....	.....	.....	.....	11,844,965 55	11,657,344 74
7,136 90	25,100 49	24,555 19	.....	.....	480.141 95	556,161 24
77,904 24	.....	.....	2,294 53	535 92	337,138 69	274,555 95

COMPARATIVE

SHOWING LIABILITIES,

	Loan Companies having only permanent stock.		Loan Compan minating stock manent stock, minating
	1898.	1897.	1898.
	$ c.	$ c.	$ c.
Owing to banks	48,937 03	67,337 23	103,421 8
Other liabilities to public	390,983 67	115,899 18	13,653 59
Total liabilities to public	82,428,566 69	81,968,786 76	1,248,353 03
Contingent liabilities	...	...	...
Grand total liabilities to shareholders and public	128,607,362 57	127,201,986 25	9,881,369 37
Assets.			
Debts secured by mortgages of land { Mortgages of realty	101,470,315 54	101,212,963 79	8,448,383 26
Debts secured by mortgages of land { Mortgaged land held for sale.	6,057,633 75	5,951,977 88	170,669 91
Interest	1,688,221 87	1,628,557 60	118,793 85
Debts secured by :—			
Debentures and debenture stock	2,655,859 24	1,968,624 47	6,772 00
Government securities	681,205 56	1,847,863 01	...
Shareholders' stock	622,869 33	595,547 12	297,267 16
Stocks, bonds and securities, other than foregoing	6,920,405 09	4,501,362 61	60,431 62
Office premises	1,550,565 19	1,685,245 45	...
Freehold land	3,061,653 26	3,131,825 24	157,932 81
Office furniture	20,916 86	28,252 90	16,277 49
Cash	3,899,847 83	4,574,696 33	495,995 49
Other assets	67,187 66	65,069 85	108,845 78
Not owned beneficially	...	...	...
Impairment	681 39	...	...
	128,607,362 57	127,201,986 25	9,881,369 37
Miscellaneous : Particular items of receipts, expenditures and other details.			
Receipts.			
Received from borrowers (principal or interest)	24,463,534 71	23,104,479 76	1,711,235 86
Received from depositors during the year	20,734,066 56	19,041,222 56	1,089,652 65
Received from shareholders during the year	114,709 67	171,556 99	1,961,906 32
Debentures issurd during the year	6,454,321 71	6,801,691 84	168,516 66

TABLES.—*Continued.*

ASSETS, ETC.

ies having ter- as well as per- or having ter- stock only.	Loaning Land Companies.		Trusts Companies.		Grand Totals.	
1897.	1898.	1897.	1898.	1897.	1898.	1897.
$ c.	$ c.	$ c.	$ c.	$ c.	$ c	$ c.
52,577 10	24,489 42	712,738 86	65,541 39	....	242,389 66	832,653 19
3,394 08	2,565,377 95	347,011 89	72,648 37	86,572 34	3,042,663 58	852,877 49
1,822,257 04	4,851,843 20	3,425,907 13	140,484 29	395,637 18	88,669,247 21	87,612,588 11
.....	10,372 17	.....	8,923,744 09	6,772,774 31	8,034,116 26	6,772,774 31
10,181,676 96	9,523,475 72	8,068,214 18	10,462,131 68	8,438,263 42	158,474,339 34	153,890,140 81
8,941,037 92	1,038,501 57	1,032,528 67	736,332 48	509,993 31	111,693,532 85	111,696,523 69
174,773 19	95,510 42	140,948 42	41,176 61	26,265 97	6,364 990 69	6,293,965 46
95,684 78	57,844 42	50,101 29	96,630 97	88,686 27	1,961,491 11	1,863,029 94
31,767 22	486,970 60	77,254 07	171,449 01	46,060 00	3,321,050 85	2,123,705 76
... .	442,772 86	....	.....	....	1,123,978 42	1,857,863 01
323,458 55	14,135 44	14,321 80	.....	.....	934,271 93	933,327 47
36,267 75	2,776,366 78	1,848,857 47	339,632 08	269,076 55	10,096,835 57	6,655,564 38
24,000 00	....	20,196 06	390,328 20	262,574 17	1,940,893 39	1,992,015 68
67,703 39	4,447,670 47	4,253,298 55	304,217 47	136,334 12	7,971,474 01	7,589,161 30
15,776 62	895 06	895 06	42,565 89	54,889 16	80,655 30	99,813 74
419,383 68	89,144 45	63,345 40	375,416 22	198,684 70	4,770,403 99	5,256,110 11
51,823 86	73,663 65	566,467 39	56,285 61	16,158 75	305,982 70	699,519 85
.....	....	....	7,908,097 14	6,829,540 42	7,908,097 14	6,829,540 42
....	.....	.....	....	....	681 39	....
10,181,676 96	9,523,475 72	8,068,214 18	10,462,131 68	8,438,263 42	158,474,339 34	153,890,140 81
1,642,553 17	905,588 43	738,654 03	2,021,032 42	1,788,485 97	29,101,391 42	27,274,172 93
2,030,619 27	53,576 05	289,526 31	11,000 00	.....	21,888,295 26	21,361,468 14
1,959,611 23	32,608 45	848,883 35	1,029,673 35	101,528 22	3,138,897 79	3,081,579 79
139,679 97	....	.....	....	.....	6,622,838 37	6,941,371 81

COMPARATIVE

Miscellaneous :—Particular items of receipts, expenditure and other details.	Loan Companies having only permanent stock.		Loan Companminating stock manent stock, minating
	1898.	1897.	1898.
	$ c.	$ c.	$ c.
Debenture stock issued during the year	48,666 67		
Forfeited to company			26,341 64
Expenditures.			
Loaned during year on mortgages	9,308,752 26	8,773,976 81	2,367,487 77
Loaned during year on other security	9,888,575 13	6,556,827 08	159,964 71
Deposits paid off	19,865,523 83	18,126,811 14	1,005,889 17
Debentures paid off	12,747,105 94	8,211,181 76	13,576 53
Interest paid on deposits	268,877 69	215,103 02	17,021 88
Interest paid on debentures and debenture stock	2,091,436 66	1,785,212 55	12,634 27
Cost of management	872,810 72	1,050,458 82	298,496 22
Paid withdrawing shareholders			748,702 22
Miscellaneous Debtils.			
Loans written off or transferred to real estate account	946,079 25	1,378,088 16	132,430 46
Debentures maturing during year	10,878,811 46	11,507,554 66	123,993 49
Average rate of interest paid on—			
1. Deposits	per cent. 3.383	per cent. 3.564	per cent. 3.764
2. Debentures	" 4.049	" 4.140	" 4.648
3. Debenture stock	" 4.100	" 4.233	
Average rate of interest received by corporation—			
On realty	" 5.698	" 5 858	" 7.997
On other security	" 5.125	" 5.353	" 7.790
Number and amount of mortgages enforced—No.	725	862	189
Number and amount of mortgages enforced—Amount	1,603,755 75	1,728,597 26	157,724 13

TABLES —*Concluded*

ies having ter- es well as per- or having ter- stock only.	Loaning Land Companies.		Trust Companies.		Grand Totals.	
1897.	1898.	1897.	1898.	1897.	1898.	1897.
$ c.	$ c.	$ c.	$ c.	$ c.	$ c.	$ c.
.....	.....	.....	.....	.....	48,666 67	.....
48,538 34	.....	.....	.....	.....	26,341 64	48,538 34
2,401,499 92	55,251 44	58,030 62	1,474,815 84	723,224 98	13,206,307 31	11,056,682 33
202,644 48	2,451,485 17	19,228 20	1,119,459 70	959,121 04	13,619,484 71	7,737,820 80
2,012,250 29	307,023 02	243,349 17	.....	.....	21,178,436 02	20,382,410 46
109,242 88	92,326 06	1,374,630 61	.....	.....	12,853,008 53	9,695,055 25
44,713 61	11,406 58	10,194 78	.....	.....	297,306 15	270,011 41
19,288 66	83,465 02	91,366 16	.....	.....	2,187,535 95	1,895,867 37
320,349 41	111,603 73	115,343 68	109,529 81	112,840 38	1,392,440 48	1,598,992 29
473,096 90	.....	.....	.....	.....	748,702 22	473,096 90
94,581 22	99,436 31	81,405 25	.....	.....	1,177,946 02	1,554,074 63
108,165 00	121,206 33	353,348 10	.....	.....	11,124,011 28	11,969,067 76
per cent. 4.026	per cent. 4 48	per cent. 4.647	per cent. 4.505	per cent. 4.350	per cent. 4.033	per cent. 4.147
" 4.204	" 4.59	" 4.518	.....	.....	" 4.429	" 4.287
.....	.....	.....	.....	.....	" 4.100	" 4.233
" 8.363	" 5.94	" 5.958	" 5.74	" 6.127	" 6.344	" 6.577
" 8.533	" 5.50	" 5.500	" 5.58	" 4 880	" 5 999	" 6.067
132	2	.....	3	11	919	1,005
157,686 63	72 00	.....	9,000 00	26,600 00	1,770,551 88	1,912,883 89

APPENDIX

To Report (1899) of the Registrar of Loan Corporations.

STATUS AND RIGHTS OF LOAN CORPORATIONS:

A. Of Dominion Corporations operating in the Province;
B. Of Provincial Corporations operating beyond the Province.

Despatch (21st March, 1899).

The Hon. the Attorney-General of Ontario
to
The Hon. the Minister of Justice of Canada.

With Notes by the Registrar of Loan Corporations.

STATUS AND RIGHTS OF LOAN CORPORATIONS:

A. Of Dominion Corporations operating in the Province;
B. Of Provincial Corporations operating beyond the Province.

Despatch
The Hon. the Attorney-General of Ontario
to
The Hon. the Minister of Justice of Canada.

Note.—The important questions discussed in the following despatch were raised by Senate Bill lettered Q. 1898, entitled "An Act respecting Loan Companies." This Bill, which in the session of 1898 passed only the Senate, was according to announcement, to be reintroduced in the session of 1899, and to become law.

As the result of the representations made, the Bill of 1898 was recast (Senate Bill P., 1899; 62-63 Vict. c. 41 (D)); and several of the provisions to which the despatch took particular objection were withdrawn.—*J. H. H.*

Department of Attorney-General, Ontario.

Toronto, 21st March, 1899.

My Dear Sir:—It is, as I am informed, announced that the bill respecting loan companies, which was at the last session introduced into the Senate, is to be proceeded with at the approaching session. As the bill appears to encroach seriously upon the Provincial jurisdiction over property and civil rights, I wish to call attention to some of its main provisions, which seem to be objectionable on constitutional grounds.

The first question which suggests itself is, how far are loan companies subject to Dominion legislation,—the business of loan companies being to lend money in the several Provinces upon lands or other securities held as property in the Province, and the contracts with regard to such loans being themselves matters of civil rights in the Province.

In Citizens' Insurance Company of Canada v. Parsons (1881) 7 App. Cas. 96, the Privy Council decided that, though the Dominion Parliament could incorporate an insurance company with a capacity to contract in any Province of Canada, that capacity could only be exercised subject to the law of the Province; and the Privy Council said it might happen that the law of the Provinces might practically prevent the company from operating anywhere in Canada. At page 117 of the judgment, the following case is given by way of illustration:—

"Suppose the Dominion Parliament were to incorporate a company, with power, among other things, to purchase and hold lands throughout Canada in mortmain: it could scarcely be contended, if such a company were to carry on business in a Province where a law against holding land in mortmain prevailed (each Province having exclusive legislative power over property and civil rights in the Province), that it could hold land in that Province in contravention of the Provincial legislation and, if a company were

incorporated for the sole purpose of purchasing and holding land in the Dominion, it might happen that it could do no business in any part of it, by reason of all the Provinces having passed mortmain acts, though the corporation would still exist and preserve its status as a corporate body." (1)

In 1883 the case of a loan company came before the same tribunal in Colonial Building and Investment Association *v.* Attorney-General of Quebec, 9 App. Cas. 157. There (at p. 165) the Privy Council referred to the passage just cited, and said :—

"Their Lordships adhere to the view then entertained by them as to the respective powers of the Dominion and Provincial Legislatures in regard to the incorporation of companies."

And at page 166 of the same case it was said :—

"What the act of incorporation has done is to create a legal and artificial person with capacity to carry on certain kinds of business, which are defined, within a defined area, viz. : throughout the Dominion. Among other things it has given to the association power to deal in land and buildings, but the capacity so given only enables it to acquire and hold land in any Province, consistently with the laws of the Province relating to the acquisition and tenure of land. If the company can so acquire and hold it, the act of incorporation gives it capacity to do so."(2)

Again, on page 167, referring to alleged violations of the Provincial Building Societies' Acts, it was said :—

"If the association by its operations has really infringed the Provincial Building Societies' Acts, a proper remedy may doubtless be found adapted to such violation of the Provincial law." (3)

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(1) The principles here laid down were reaffirmed by the Privy Council in Dobie v. The Temporalities Board (1882) 7 App. Cas. at 148 ; in Colonial Building and Investment Association v. Attorney-General of Quebec 9 App. Cas. at 165 ; also in 1899 in Anctil v. Manufacturers Life Ins. Co., see next note *infra*.

(2) The same principle of subjection to the Provincial law was, in 1899, re-affirmed by the Privy Council of England L.R. [1899], A.C. in Anctil *v.* Manufacturers' Life Insurance Company, which was an appeal from the Supreme Court of Canada, 28 S. C. R., 103. In this case the defendant company was incorporated by special Act of Canada, passed in 1887, 50-51 Vict., c. 104, section 1 of which enacted that certain persons "shall be and are hereby constituted and declared to be a body corporate and politic under the name of the 'Manufacturers' Life Insurance Company,' and shall be legally authorized to effect contracts of insurance throughout the Dominion of Canada and elsewhere, with any persons or corporations on life or lives, to grant sell or purchase annuities, to grant endowments, to purchase contingent rights, reversions or remainders, and generally to enter into any transactions dependent on the contingency of life, and such as are usually transacted by life insurance companies, including reinsurance."

The plaintiff, Anctil, obtained from the company a policy on the life of one Pettigrew, in whose life Anctil was found to have had no insurable interest as required by the law of the Province of Quebec. The policy contained a clause providing that after the policy "has been in force one full year it will be indisputable on any ground whatever." The company among other defences pleaded the Provincial law (Civil Code Arts., 2,474, 2,480, 2,590). Upon this ground the Supreme Court of Canada gave judgment for the company, 28 S. C. R. at 121 ; and, on appeal, the Privy Council affirmed that decision.—J. H. H.

(3) In numerous enactments, the Provincial jurisdiction over loan corporations is asserted by the Province of Ontario and recognized by the Dominion of Canada. The Canada Permanent Building and Savings Society was incorporated in 1855 under 9 Vict. c. 80, a public general Act of the then Province of Canada (United Provinces of Upper and Lower Canada). In 1874 the Dominion Parliament passed a special Act, 37 Vict. c. 100, changing the corporate name to the "Canada Permanent Loan and Savings Company." In 1876 the Company applied for and ob-

In Parsons *v.* Citizens' Insurance Company, 4 A. R., at p. 100, in the Court of Appeal, Burton, J. A., had previously laid down the law very clearly in the following terms :—

"That policies of insurance, being mere contracts of indemnity against loss by fire, are, like any other personal contracts between parties, governed by the local or Provincial law, can, I assume, admit of no question. Then can it make any difference that one of the contracting parties here is a corporation created under a charter granted by the Parliament of the Dominion?

"The Parliament of the Dominion has no power to authorize a company of its creation to make contracts in Ontario, except such as the Legislature of that Province may choose

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tained a special Act of the Province of Ontario, 39 Vict. c. 94, confirming that change of corporate name, also validating debentures, mortgages and other instruments which had been executed under the new name. Section 5 of this confirmatory Provincial Act is careful to provide that "the said society under its new name shall not be deemed to be, or to have been, created a new corporation," and that "all statutory provisions applicable to the said society shall continue applicable to the said Canada Permanent Loan and Savings Company." Also section 6 provides that the property of the society shall vest in the corporation in its new name, and that shareholders of the society shall continue shareholders in all respects as before such change of name.

The Western Canada Permanent Building and Savings Society, which in 1863 was incorporated under 9 Vict. c. 80 of the Province of Canada, obtained in 1874 a Dominion Act, 37 Vict. c. 101, changing its corporate name, defining its powers, etc.; and then in 1876 obtained from Ontario a confirmatory Act, 39 Vict. c. 96, which also validated acts and instruments already done and executed under the new name.

In the same session (1876) the Huron and Erie Savings and Loan Society, without previous recourse to the Dominion Parliament for that purpose, obtained from the Ontario Legislature a change of corporate name, 39 Vict. c. 95 (O). This company (like the two preceding) had been (in 1864) incorporated under a public general Act of the Province of Canada. (Consol. Stat. U. C. c. 53.)

In 1887, 50-51 Vict., the Dominion Parliament passed private Acts purporting to authoriz the following loan companies to extend their business to any Province of the Dominion, viz.: The Canada Permanent (chap. 108), The Western (chap. 109), and the Freehold (chaps. 111, 112); but in section 1 of each of these Acts the following limiting words are used: "Are hereby authorized, *subject to the laws of the several Provinces in that behalf*, to extend their business, and subject to the terms of their charter, to carry on business in any Province of the Dominion." Section 2 also of each Act provides: "The company may, *subject to the laws of any Province in that behalf*, for the purposes of their business, acquire real estate, and sell and dispose of the same." The same limiting words were in 1894 (57-8 Vict.) used in sections 1 and 2 of the similar Act (Stats. Canada 1894, chap. 116) respecting the Ontario Loan and Debenture Company.

In 1895 the Dominion Parliament, by special Act, (58-9 Vict. c. 87) incorporated the Ottawa Land and Security Company. Section 9 of that Act provides as follows: "*The powers and authority hereby conferred upon and granted to the company* shall be subject in each Province to the laws now or hereafter in force in the different Provinces respectively, and *shall not have force or effect in any Province in any respect in which they conflict with the laws of such Province.*" The words here italicised are also found in section 4 of the incorporating Act granted by the Dominion Parliament in 1895 to the Dominion of Canada Trusts Company (58-59 Vict. c. 84 (D)); and in section 4 of the incorporating Act granted in 1897 to the Dominion Safe Deposit and Trusts Company (60-1 Vict. c. 86 (D)).

In 1897, (60-61 Vict. c 85) in the Dominion Act respecting the Dominion Building and Loan Association, section 1 enacted that the Association "is hereby authorized, subject to the laws of the several Provinces on that behalf, to carry on its business in any Province of Canada." Section 9 enacted that "The Association may, subject to the laws of any Province in that behalf, for the purposes of its business, acquire real estate and sell and dispose thereof." And section 11 enacted:

> "Nothing herein contained shall be construed as entitling the Association to be exempt from the effect of the *Loan Corporations Act* of Ontario or of any amendments, or alterations which shall from time to time be made in the general Acts respecting building societies or loan companies carrying on business with their head office in Ontario."

J.H.H.

to sanction. The Legislature may, if it thinks proper, exclude such corporations from entering into contracts of insurance here altogether, or they may exact any security which they may deem reasonable for the performance of its contracts.

"The artificial being created by the charter is authorized to make such contracts as come within its designated purposes, but the Legislature granting the charter can give no privileges to be exercised within any of the Provinces, except with their assent and recognition; and it follows as a matter of course that these may be granted upon such terms and conditions as the Provinces think fit to impose."

"Within their respective limits each Legislature is supreme and free from any control by the other. The Dominion Parliament has no more authority to interfere with or regulate contracts of this nature within any of the Provinces than has the Legislature of the Province to regulate promissory notes or bills of exchange. The terms upon which insurance business is to be carried on within the Province is a matter coming exclusively within the powers of the Local Legislature, and any legislation on the subject by the Dominion would be ultra vires. All that the Legislature has done in the case of the present company is to enable it in its corporate capacity to carry on the business of insurance, but the Local Legislature has exclusive discretion as to the restrictions under which it shall be carried on within the confines of the Province."

The difference, therefore, between a Dominion corporation operating in any Province and an Ontario corporation operating beyond the limits of Ontario appears to be this: The Dominion corporation has by statute a corporate status everywhere throughout Canada, and does not depend upon Provincial comity for that status; whereas an Ontario corporation, if operating anywhere outside of Ontario, depends upon the usual comity for recognition of its corporate status. But there is no difference whatever between the two corporations in their obligation to comply with the general local law governing property and civil rights. The Dominion corporation and the Ontario corporation are equally bound by the local law of the Provincial jurisdiction where they operate. In any jurisdiction outside of Canada, say in England or in New York State—there, even, as to corporate status, both corporations would stand on precisely the same footing, that is to say, the agent of each corporation must depend upon the usual comity of states for recognition as such agent: Dutch West India Co. v. Van Moses, Strange 611; Bank of Augusta v. Earl, 13 Peters (U. S.) 588, per Taney, C. J.; Christian Union v. Yount, 101 U. S. 356; Canada Southern Railway v. Gebhard, 109 U. S. 529; Parsons v. Queen's Ins. Co., 4 A. R., at 109, where Moss, C. J. A., cited and followed Field, J., in Paul v. Virginia, 8 Wallace (U. S.) 168; see also Hooper v. California, 155 U. S. 648; approved in Allgeyer v. Louisiana, 165 U. S. 578; Morawetz on Priv. Corp. 2nd ed., Sec. 960.

The right of a corporation to transact business in a foreign jurisdiction was very fully discussed in 1874 by the Queen's Bench in Howe Machine Co. v. Walker, 35 U. C. R. 37. The principles laid down in that case were, in 1880, followed and applied in Duff v. Canadian Mutual Insurance Co., 27 Grant 391 (affirmed 6 A. R. 238), where the court decided that a mutual fire insurance company created under the law of Upper

Canada (Ontario) could lawfully take risks and issue policies in the Province of Quebec.[1] In the Birkbeck Investment Security & Savings Co. v. Brabant, the plaintiff company, incorporated in Ontario, loaned money in the Province of Quebec without formal license from that Province, there being no law in that Province requiring such license: Held by the Court of Appeal for Quebec (Feb. 14th, 1899) that the Ontario corporation was entitled to sue for and recover the money so loaned. The general law of this question was in 1889 laid down by the Supreme Court of Canada in Canadian Pacific Railway v. Western Union Telegraph Co., 17 S. C. R. 151. There at p. 155 Sir Wm. J. Ritchie, C. J., said:

"The comity of nations distinctly recognizes the right of foreign incorporated companies to carry on business and make contracts outside of the country in which they are incorporated, if consistent with the purposes of the corporation and not prohibited by its charter, and not inconsistent with the local laws of the country in which the business was carried on, subject always to the restrictions and burdens imposed by the laws enforced therein; for there can be no doubt that a State may prohibit foreign corporations from transacting any business whatever, or it may permit them to do so upon such proper terms and conditions as it may prescribe."

Sir N. Lindley, M. R., in the 5th ed. (1889) of his treatise on the Law of Companies at p. 910, refers to the following early cases from the Upper Canada Reports: Bank of Montreal v. Bethune 4 U.C.R., 341; Tennessee Mutual Ins. Co. v. Westman, 8 U.C.R., 487; Union Rubber Co. v. Hibbard, 6 U.C.R., 77; and comments upon these cases as follows:

"Notwithstanding some Canadian decisions to the contrary, it is conceived that a foreign corporation can sue in this country on all contracts entered into with it in this country, provided such contracts are warranted by the constitution of the corporation and are not illegal by English law; see Bank of Augusta v. Earle, 13 Peters (U. S) 519. The Canadian decisions are based on the theory that, as no State can validly authorize a body corporate to transact business out of its own territory, no corporation can sue in a foreign country on a contract entered into there. But the true question is not whether one State can legally grant powers of contracting, etc., in another State, but to what extent does one State recognize the act of another; the right of a foreign corporation to sue in this country is conferred by English law, and not by the law of the State creating the corporation. The right of a corporation to sue in a foreign country as well as its right to contract in a foreign country are both based, not on the law of the State creating the body corporate, but on the extent to which the foreign country chooses to recognize that law."

A long series of constitutional cases has now firmly established the exclusive jurisdiction of the Province in matters of property and civil rights in the Province. No

(1) So the Courts of the Province of Quebec decided that a Mutual Insurance Company of the Province of Ontario could in Quebec sue for and recover assessments levied upon the premium notes; also, that the action may be laid in the name either of the company, or of the receiver of the company appointed under the Ontario Act respecting Mutual Fire Insurance Companies, 36 Vict. (1873) c. 44 (Ont.), s. 75: Giles v. Faneuf (1885), Montreal Law Rep., 1 S.C. 322; Giles v. Jacques (1887), M.L.R. 7 Q.B. 456 (Dorion C. J., Tessier, Cross, Baby, J.J.), reversing M.L.R. 1 S.C. 166. —J.H.H.

legislation of the Dominion—whether by special or general act—can go farther than to give the company a corporate status in the Province and a capacity to exercise the powers, rights and remedies, and become subject to the duties, liabilities and penalties which the Provincial law annexes to such corporation.

In the Citizens' Insurance Company v. Parsons, 7 App. Ca., at 110, the Privy Council pointed out that the B. N. A. Act in only one specified case assigns to the Dominion the law of contracts and contractual rights, viz., bills of exchange and promissory notes (s. 91 (18)). Any attempt of the Dominion to impose upon the Provinces any general law relative to property and civil rights in the Province (as section 94 expressly enacts), would "not have effect in any Province unless and until it is adopted and enacted as law by the Legislature thereof." None of the Provinces have ever by such legislation given effect to any general law of the Dominion relative to property and civil rights in the Province. There is, therefore, no such thing as the real property law of Canada, or the conveyancing law of Canada, or the mortgage law of Canada, or the personal property law of Canada. The Dominion, as provided by section 92 (13) and section 94, has no jurisdiction to make any such laws for the Provinces: such laws, to be operative at all, must of necessity operate upon property and civil rights in the Province, and this domain of legislation section 92 (13), commits to the exclusive jurisdiction of the Province.

Except in the case of bills of exchange and promissory notes, or insolvency matters, both of which subjects are specially committed to the Dominion by section 91, all the matters relating to the conveyance, transfer, succession and devolution of property, real and personal, in the Province, clearly belong exclusively to the domain of Provincial legislation: Re Goodhue, 19 Grant, 366; Jones v. Canada Central Railway, 46 U.C.R., 250. In the latter case the debentures of an Ontario railway were in question, and it was held that the fact of the debentures being held in a foreign jurisdiction did not impair the right of the Ontario Legislature to pass a private Act converting the debentures into paid-up stock of the railway; and that, though the holder was domiciled abroad, the debentures and the rights arising out of them were property and civil rights in the Province.

When private ownership of property is at an end through want of heirs or kindred, or through crime, the property, personal as well as real, escheats to the Province as paramount owner: Attorney-General of Ontario v. Mercer, 8 App. Ca. 767, 776-9. Even as to public lands where, after Confederation, the Indians, under the treaty of 1873, ceded lands to the Dominion, the beneficial ownership was held to be in the Province: St. Catharines Milling and Lumber Co. v. The Queen [1888], 14 App. Cas. 46. So in the very recent case, Attorney-General of Canada v. Attorney-General of Ontario, [1898] A.C., at 716, the Privy Council laid it down that:—

"Provisions prescribing the mode in which private fishing is to be conveyed or otherwise disposed of and the rights of succession in respect of it would be properly treated as falling under the heading 'Property and Civil Rights,' within section 92, and not as in the class 'fisheries' within the meaning of section 91.

"So too, the terms and conditions upon which the fisheries, which are the property of the Province, may be granted, leased or otherwise disposed of: these are proper subjects for Provincial legislation. Such legislation deals with the property, its disposal and the rights to be enjoyed in respect of it, and was not, in their Lordships' opinion, intended to be within the scope of the class 'fisheries,' as that word is used in section 91."

And this is so even where felons' goods are concerned, notwithstanding the fact that the criminal law is part of the proper domain of the Dominion. Ibid., pp. 778-9.

Speaking of section 109 of the B. N. A. Act, the Privy Council said (8 App. Ca., at page 778):—

"The general subject of the whole question is of a high political nature: it is the attribution of Royal territorial rights for purposes of revenue and government to the Provinces in which they are situate or arise."

Turning now to the Senate Bill in question, it will be seen that section 1 applies to a "company incorporated by charter under this Act, or brought by letters patent under its provisions, or an amalgamated company mentioned in section 44"; and every such company is to be subject to the provisions of this Act. Under sections 5 (*) to 7 a loan company incorporated by a Province is—without the assent of the Province which created the company—empowered to apply for and obtain letters patent of Canada, whereby under sections 12 to 25 a complete transformation is to be worked upon the Provincial company. Under section 12 the process may commence by changing the corporate name.

Sections 15 and 16 complete the extinction of the corporation which was created by the Province for the specific purpose of dealing with property and civil rights in the Province. Each Province has different wants arising from different climates, races, pursuits, habits of thought, etc., and has its own system of law adapted to its own wants, though the principles of legislation are much the same in all. The Provincial companies upon which sections 15 and 16 of this Dominion Bill are to operate were constituted, empowered and safeguarded by a special Act of the Province, or by a special instrument operating through a general Act of the Province. These sections 15 and 16 et seq. abrogate the Act of the Province, special or general; assume to extinguish the corporation created by an independent sovereign legislature, and to substitute an entirely new corporation with new stock, a new division into shares, new powers, rights, obligations, and a new government control.

Again, sections 22, 23 and 24 assume to deal with matters of property and civil rights in the Province. Those sections strip the Provincial corporation (a private body) of its property, assets and rights, and clothe the Dominion corporation therewith. This enactment would thrust aside the Province, disfranchise and extinguish the Provincial corporation, and would convey and transfer the whole property, assets and rights of a

(*) Senate Bill Q. 1898, section 5: "Any company incorporated otherwise than by or under the authority of an Act of the Parliament of Canada, whose main business consists in lending money upon the security of mortgages or hypothecs upon freehold or leasehold real estate or other immoveables within Canada, and upon other securities, may apply to the Governor-General-in-Council for a charter under the Great Seal incorporating its shareholders as a loan company under this Act."

private corporation created by the Province to a private corporation created by the Dominion. Under sections 22, 23 and 24 the Dominion would interpose between the Provincial company and the Province which called the company into being, and which is the source of its powers and rights. Section 24 purports to authorize any Provincia mortgage or loan company—without the assent of the Province—without the assent even of the company's creditors—to convey and transfer all its property, assets and rights to a new Dominion company. The schedule to the bill sets out the form of conveyance which the Provincial company is to execute, and section 24 disposes of any questions as to the law of property or civil rights in the Provinces by enacting that such conveyance "shall be sufficient."

Thereafter, the Dominion company is to be the owner to its own use absolutely of all the property, assets and rights of the Provincial company. This proposed Dominion Act assumes to confer on the Dominion company powers of making and taking mortgages, and generally of borrowing and lending in the Province: sections 25 and 27. It also confers powers to acquire and hold land as well as personal property in the Province: sections 24, 27, 43.

If the company hold its lands beyond seven years, then the lands held by the company are to escheat to the Dominion (s. 43). All this legislation (and much more contained in the bill) appears to be in contravention of the above cited decisions of the Privy Council.

The Dominion Parliament, by passing such a bill, could not of course, overrule the decisions of the Privy Council, or change the constitution secured to the Provinces by the British North America Act. But the whole law of loan corporations might for a time be thrown into disorder; and great loss and hardship would be caused by the resulting litigation. Where the bill assumes to thrust aside the Provinces and extinguish the Provincial corporations, it might be held to have created a second and independent corporation: Bulkeley v. Schultz, L.R. 3 P.C. at 769; approved and followed in Bateman v. Service, L.R. 6 App. Cas. at 391-392.* So that if the shareholders of the

* Cf. Johnston v. C.M.B.A. 24 A.R. at 91, 96, 99, 100. In 7 Thompson, Com. on Law of Corporations (1899), s. 8263, the effect of the following cases is stated: Louisville Trust Co. v. Louisville, etc., R. Co., 43 U S. App. 450; 75 Fed. Rep. 433; Missouri P. R. Co. v. Meeh, 69 Fed. Rep. 753; 32 U.S. App. 691; 12 Am. R. & Corp. Rep. 218; and the author thus sums up:—"It follows that the result of the creation by one state of a corporation of a given name, and the declaration of the legislature of an adjoining state that the same legal entity shall be or become a corporation of that state, and shall be entitled to exercise within its borders all of its corporate functions by the same board of directors, *is not to create a single corporation, but two corporations* of the same name, but having a different paternity." Cf. State v. Tompkins, 48 S.C. 49; 25 S.E. Rep. 982; Bradley v. Ohio, etc., R. Co 119 N.C. 918; 7 Fed. Rep. 387. So Cook on Stock and Stockholders, 3rd Ed. (1894), s. 909, citing numerous cases; so also Beach on Priv. Corp., s. 335, citing cases.

Thompson says, in s. 8264: "For the directors of a domestic corporation to transfer all its property to another corporation which has been organized in another state for the purpose of acquiring its business, the purpose being to re-organize the domestic corporation in the foreign state without a dissolution, is void, both as against non-assenting stockholders and the state." The following cases are referred to: People v. Ballard, 134 N.Y. 269, 294; 48 N.Y. St. Rep. 166; 38 Am. & Eng Corp. Cas. 666; 6 Am. R. & Corp. Rep. 635; 32 N.E. Rep. 54; rehearing denied in 136 N.Y. 639; 48 N.Y. St. Rep. 846; Abbott v. American Hard Rubber Co., 33 Barb. (N.Y.) 578; Frothingham v. Barney, 6 Hun (N.Y.) 366; Taylor v. Earle, 8 Hun N.Y.) 1. The same author says, in s. 8502: "Where all the directors in one corporation are directors in another, and assume to represent both in transactions in which their interests are

Provincial company made themselves also shareholders in the Dominion company, they might become subject to a double liability. If the two corporations were held to still co-exist, the titles of such real property as was owned by and mortgaged to the Provincial company would not be affected by the conveyances and discharges of the Dominion company.

Then these Provincial loan corporations are large borrowers, and the question of their debentures and debenture stock is of greatest public as well as private importance. Their depositors and the holders of their debentures and debenture stock could not be handed over to the Dominion corporation in the off-hand manner proposed by this bill. Even where a company has under the incorporating instrument express power to assign its business to another for an indemnity and to dissolve, a creditor of the old company is only bound if he has accepted the new company as his debtor: Westbury L. C. in Re Royal Naval Assurance Co., Lancey's Ca. 17 Sol. J. 8; Manchester and London Rifle Ass. Assoc., L. R., 9 Eq. 648; Hort's Ca., 1 Ch. D. 307; Kelly's Ca. L. T., European Arbitration 89; Barnes' Ca. Re Industrial Ass. Soc. 17 Sol. J. 597 per Westbury L. C.; Re St. Nazaire Co. 36 L. T. 358.*

After mature consultation with my colleagues of the Executive Council, I respectfully beg leave to enter a protest on behalf of the Province against the legislation introduced into the Senate last year, and, as it is said, again to be introduced and prosecuted during the present session. The whole question is of the gravest importance; may, indeed will, if the bill is adopted and becomes law, lead to serious conflict between the Dominion and the Provinces; will constitute a new precedent, adverse to the rights of the Provinces, and may lead to complications both of a constitutional and a financial character which may not now be foreseen. The legislation, too, is contrary to the spirit of all legislation upon the subject in question which has taken place since Confederation. There have always been a number of members of the House of Commons, and also of the Senate, closely identified in the past with the monetary institutions of the provinces, and there have always been difficult and delicate questions of jurisdiction touching those institutions. The effort under all past governments has been to procure joint legislation by the Dominion and Provinces, where it was proposed by legislation to touch these questions on the boundary line, so to speak, of the jurisdiction of the respective authorities, and legislation has from time to time cleared away difficulties which might have arisen had either the Provinces or the Dominion been the sole legislators.†

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opposed, the substantial elements of a contract are wanting, a breach of trust is obvious, since the same persons cannot serve two antagonistic masters. Such a transaction may therefore be avoided by either corporation at the instance of a stockholder of either, without regard to the question whether it is detrimental to either, and no matter how open and seemingly fair the transaction may be: O'Connor Mining Co. v. Coosa Furnace Co., 95 Ala. 614; 36 Am. St. Rep. 251 and note; Beach v. Miller, 17 Am. St. Rep. 302-3 and note.—J. H. H.

* The creditor's acceptance of the new company as his debtor must be evidenced in the clearest manner and by acts unequivocally denoting his understanding and acceptance; Westbury L. C. in Blundell's Case, European Arbitration, Reilly 97; 17 Sol. J. 91; Conquest's Case, 1 Ch. D. 344; Westbury L. C. in Cathie's Case, Europ. Arb. Reilly 27; Re Family Endowment Society, 5 Ch. App. 118; Ex parte Scottish Economic Life Assurance Society.—J. H. H.

† See note (3) p. 630, *supra*.

For the foregoing, amongst other reasons, I venture to hope that the legislation having for its object the overthrow of the Provincial system of loan companies, so wide in their ramifications and so intimately connected with the prosperity and welfare of the Provinces, will not be again proceeded with.

I have the honor to be, my dear Sir,

Your obedient servant,

(Signed) ARTHUR S. HARDY.

To the Honorable D. MILLS,
Minister of Justice, Ottawa.

LIST OF LOAN CORPORATIONS.

LIST OF LOAN

Page.	Name of Company.	Description of Company.	When incorporated.
487	Acme Loan and Savings Company (*a*)	Loan Co	24th June, 1889 .
19	Agricultural Savings and Loan Company	"	3rd May, 1872 ..
359	Aid Savings and Loan Company	"	3rd March, 1893.
25	Atlas Loan Company	"	4th August, 1887
31	Barrie Loan and Savings Company (Limited)	"	14th April, 1881.
363	Birkbeck Investment, Security and Savings Company (Toronto)	"	10th May, 1893.
369	Birkbeck Loan Company (London, Ont.)	"	11th Feb., 1893.
37	British Canadian Loan and Investment Company (Limited)	"	12th April, 1876.
43	British Mortgage Loan Company of Ontario	"	5th Oct. 1877...
49	Brockville Loan and Savings Company (Limited)	"	11th May, 1885.
55	Building and Loan Association	"	14th Feb., 1870.
61	Canada Landed and National Investment Company (Limited)	"	1858 ....
67	Canada Permanent Loan and Savings Company	"	1st March, 1855.
375	Canadian Homestead Loan and Savings Association	"	24th Sept., 1886.
383	Canadian Mutual Loan and Investment Company	"	13th June, 1890.
389	Canadian Savings, Loan and Building Association	"	11th Feb., 1890 .
73	Canadian Savings and Loan Company of London, Canada	"	2nd Sept., 1875 .
79	Central Canada Loan and Savings Company	"	7th March, 1884.
85	Chatham Loan and Savings Company	"	27th Sept., 1881.
91	City and County Loan Association	"	26th Jan., 1889 .
97	Crédit Foncier Franco Canadien, Montreal	"	January, 1881 ..
103	Crown Savings and Loan Company	"	30th Jan., 1882 .
395	Dominion Permanent Loan Company	"	7th May, 1890 ..
109	Dominion Savings and Investment Society	"	20th April, 1872.
521	Dovercourt Land, Building and Savings Company (Limited)	Loaning Land Co.	16th Dec., 1885 .
115	East Lambton Farmers' Loan and Savings Company	Loan Co	19th Dec., 1891 .
121	Elgin Loan and Savings Company	"	21st April, 1879.
429	Empire Loan and Savings Company (*b*)	"	26th May, 1893 .
403	Equitable Savings, Loan and Building Association	"	29th Feb., 1892 .
127	Freehold Loan and Savings Company	"	27th April, 1859.

(*a*) Formerly Sons of England Building, Loan and Savings Association; name changed by Order-in-Council 28th July, 1899.

(*b*) Formerly Midland and Western Counties Loan and Savings Company; name and head office changed by Order-in-Council 28th April, 1899.

CORPORATIONS.

Chief Office in Ontario.	Manager.	President.	Financial statement for the year ending
Toronto	George Clay	James Poffley	December 31st, 1898.
London	C. P. Butler	Daniel Regan	"
Toronto	Arthur E. Hill	R. S. Williams	"
St. Thomas	A. E. Wallace	Hon. R. Harcourt	"
Barrie	S. Dyment	N. Dyment	"
Toronto	F. W. G. Fitzgerald	H. P. Dwight	"
London	T. H. Luscombe	R. J. C. Dawson	"
Toronto	R. H. Tomlinson	A. H. Campbell	"
Stratford	William Buckingham	Hon. Thos. Ballantyne	"
Brockville	H. B. White	W. H. Cole	"
Toronto	Walter Gillespie	Larratt W. Smith, Q.C., D.C.L.	"
Toronto	Andrew Rutherford	John L. Blaikie	"
Toronto	J. Herbert Mason	J. Herbert Mason	"
Toronto	A. J. Pattison	John Hillock	"
Toronto	A. J. Jackson	J. J. Withrow	"
Toronto	W. J. Hambly	John A. Carlaw	"
London	M. H. Rowland	Robt. Fox	"
Peterborough	E. R. Wood (Toronto)	Hon. Geo. A. Cox	"
Chatham	S. F. Gardiner	Arch. Bell	"
Toronto	W. J. Wharin	Ambrose Kent, J.P.	"
Toronto	W. E. Long	Geo. Brolemann	"
Petrolea	Wm. English	J. H. Fairbank	"
Toronto	F. M. Holland	J. R. Stratton, M.P.P.	"
London	Nathaniel Mills	Robt. Reid	"
Toronto	James T. Locke	James Brandon	"
Forest	Newton Tripp	James Hutton, M.D.	"
St. Thomas	George Rowley	D. McLarty	"
Toronto	James Fish	J. R. Stratton, M.P.P	"
Toronto	E. A. Taylor	H. O'Hara	"
Toronto	Hon. S. C. Wood	C. H. Gooderham	"

LIST OF LOAN COR

Page.	Name of Company.	Description of Company.	When incorporated.
133	Frontenac Loan and Investment Society	Loan Co	13th Aug., 1863.
139	Grey and Bruce Loan Company	"	10th May, 1889.
409	Globe Savings and Loan Company	"	9th Feb., 1892.
145	Guelph and Ontario Investment and Savings Society	"	19th Jan., 1876.
151	Hamilton Mutual Building Society	"	31st Oct., 1890.
157	Hamilton Provident and Loan Society	"	6th June, 1871.
163	Hastings Loan and Investment Society	"	14th Jan., 1876.
417	Home Building and Savings Association (of Ottawa)	"	24th June, 1890.
169	Home Savings and Loan Company	"	25th April, 1877.
175	Huron and Bruce Loan and Investment Company	"	27th Jan., 1885.
181	Huron and Erie Loan and Savings Company	"	18th Mar., 1864.
187	Huron and Lambton Loan and Savings Company	"	1st Nov., 1877.
193	Imperial Loan and Investment Company of Canada (Limited)	"	19th Aug., 1869.
571	Imperial Trusts Company of Canada	Trusts Co	23rd June, 1887.
199	Industrial Mortgage and Savings Company	Loan Co	20th Aug., 1889.
205	Lambton Loan and Investment Company	"	27th Mar., 1847.
211	Landed Banking and Loan Company	"	16th Dec., 1876.
527	Land Security Company	Loaning Land Co	1873.
217	London and Canadian Loan and Agency Company (Limited)	Loan Co	1863.
423	London Loan Company of Canada	"	2nd May, 1877.
223	London and Ontario Investment Company (Limited)	"	1876.
577	London and Western Trusts Company (Limited)	Trusts Co	17th Sept., 1896.
229	Metropolitan Loan and Savings Company	Loan Co	1st June, 1870.
235	Midland Loan and Savings Company	"	5th July, 1872.
429	Midland and Western Counties Loan and Savings Company.	See Empire L. &	S. Co.
435	Montreal Loan and Investment Company, Montreal	Local Loan Co	7th April, 1894.
441	Niagara Falls Building, Savings and Loan Association	" "	5th Mar., 1894.
583	National Trust Company of Ontario	Trusts Co	12th Aug., 1898.

PORATIONS.—*Continued.*

Chief office in Ontario.	Manager.	President.	For the year ending
Kingston	Thomas Briggs	Hon. Sir Richard Cartwright	31st December, 1898.
Owen Sound	Wm. P. Telford	S. J. Parker	"
Toronto	Edgerton W. Day	John Flett	"
Guelph	John E. McElderry	Alex. B. Petrie	"
Hamilton	Walter Anderson	Alfred Ward	30th November, 1898.
Hamilton	C. Ferrie	Geo. H. Gillespie	31st December, 1898.
Belleville	J. P. C. Phillips	Hon. Sir Mackenzie Bowell.	"
Ottawa	C. A. Douglas	John R. Armstrong	"
Toronto	James Mason	Hon. Sir Frank Smith	"
Goderich	Horace Horton	Francis Jordan	"
London	Geo. A. Somerville	John W. Little	"
Sarnia	J. Cameron Douglas	James Flintoft	"
Toronto	E. H. Kertland	James Thorburn, M.D.	"
Toronto	J. S. Lockie	H. S. Howland	"
Sarnia	J. S. Symington	John Cowan	"
Sarnia	A. C. Clark	Chas. McKenzie	30th June, 1898.
Hamilton	O. W. Cartwright	Matthew Leggat	31st December, 1898.
Toronto	Wm. Innis Mackenzie	Robert Jaffray	"
Toronto	V. B. Wadsworth	Geo. R. R. Cockburn, M.A.	31st August, 1898.
London	Malcolm John Kent	Thomas Kent	31st December, 1898.
Toronto	A. M. Cosby	Hon. Sir Frank Smith	"
London	John B. Kilgour	G. C. Gibbons, Q.C.	"
Ottawa	C. R. Cunningham	H. V. Noel	"
Port Hope	George M. Furby	John Mulligan	"
Ottawa	Charles King, Ottawa	L. O. David	"
Niagara Falls	Edith Edmand	Frank Le Blond	"
Toronto	Thomas White	J. W. Flavelle	"

LIST OF COR-

Page.	Name of Company.	Description of Company.	When incorporated.
241	North British Canadian Investment Company (Limited).....	Loan Co	14th Oct., 1876.
247	North of Scotland Canadian Mortgage Company (Limited)	"	17th Dec., 1875.
255	Ontario Building and Savings Society	"	26th June, 1874.
533	Ontario Industrial Loan and Investment Company (Limited)..	Loaning Land Co.	28th May, 1880
261	Ontario Loan and Debenture Company.....	Loan Co	26th Sept., 1870.
267	Ontario Loan and Savings Company..... .	"	12th Feb., 1873.
447	Ontario Permanent Building and Loan Association.....	"	6th Oct., 1892.
589	Ottawa Trusts and Deposit Company (Limited).	Trusts Co.	23rd Jan., 1896.
455	Owen Sound Building and Savings Society.....	Loan Co	1st April, 1889.
273	Oxford Permanent Loan and Savings Society.....	"	27th Oct., 1865.
601	People's Building and Loan Association of London.....	"	22nd June, 1862.
279	People's Loan and Deposit Company	"	18th Feb., 1875.
467	Peterborough Workingmen's Building and Savings Society	"	17th Jan., 1889.
595	Provincial Trust Company of Ontario.....	Trust Co	27th Oct., 1897.
473	Provincial Building and Loan Association.....	Loan Co	9th Nov., 1891.
539	Provident Investment and Mortgage Guarantee Company.....	Loaning Land Co.	3rd Nov., 1893.
285	Real Estate Loan Company of Canada (Limited).....	Loan Co	17th Sept., 1879.
481	Reliance Loan and Savings Company of Ontario	"	2nd Mar., 1893.
291	Royal Loan and Savings Company.	"	24th Mar., 1876.
301	Security Loan and Savings Company	"	12th Mar., 1870.
297	Scottish American Investment Company, Edinburgh	"	29th Mar., 1873
545	Scottish Ontario and Manitoba Land Company (Limited) Glasgow....	Loaning Land Co.	15th Dec., 1879.
307	Simcoe Loan and Savings Company	Loan Co	18th April. 1896
487	Sons of England Building, Loan and Savings Association.....	Acme L. & S. Co..	....
319	Southwestern Farmers' and Mechanics' Savings and Loan Society	Loan Co	24th Nov., 1874.
313	Southern Loan and Savings Company	"	24th Nov., 1870.
493	Standard Loan Company	"	14th Feb , 1873
325	Star Loan Company.	"	23rd Aug., 1881
499	Stratford Building and Savings Society.....	"	23rd Aug., 1889.
507	Sun Savings and Loan Company.	"	3rd May, 1893.

PORATIONS.—*Continued.*

Chief Office in Ontario.	Manager.	President.	For the year ending
Toronto	Jas. L. Scarth	Robert Miller	31st December, 1898.
Toronto	Osler & Hammond	Jas. W. Barclay	11th November, 1898.
Kingston	Jas. McArthur	C. V. Price	31st December, 1898.
Toronto	Edmund T. Lightbourne	Wm. Booth	"
London	Wm. F. Bullen	John McClary	"
Oshawa	T. H. McMillan	W. F. Cowan	"
Woodstock	R. W. Ball	A. B. Welford, M.D	30th November, 1898.
Ottawa	H. W. Chamberlain	Alexander Fraser	31st December, 1898.
Owen Sound	C. A. Fleming	Alfred J. Spencer	"
Woodstock	Malcolm Douglas	H. P. Brown	"
London	Wm. Spittal	Judge Elliott	"
Toronto	Samuel W. Black	Hon. J. C. Aikins	"
Peterborough	J. Corkery	John Lynch	"
Toronto	A. W. McDougald	Sir Richard Cartwright, G.C.M.G.	"
Toronto	E. C. Davies	Thos. Crawford	"
Toronto	E. R. Wood	Hon. G. A. Cox	"
Toronto	Benj. Morton	Jno. Smart	"
Toronto	John Blacklock	Hon. John Dryden	"
Brantford	R. S. Schell	Wm. Watt, Sr	"
St. Catharines	Eugene F. Dwyer	Thos. R. Merritt	"
Toronto	*W. H. Lockhart Gordon	Sir Geo. Warrender, Bart	"
Toronto	Jas. L. Scarth	Hugh Wright	"
Barrie	O. H. Lyon	Hon. Charles Drury	"
			"
St. Thomas	W. E. Leonard	E. W. Gusten, M.D	"
St. Thomas	Jno. Walker Stewart	Wm. Mickleborough	"
Toronto	W. S. Dinnick	J. P. Whitney, Q.C., M.P.P.	"
St. Thomas	D. M. Tait	Hon. D. Mills	"
Stratford	D. B. Burritt	M. F. Goodwin	"
Toronto	W. Pemberton Page	Jno. T. Gilmour, M.D.	"

* Chief agent in Ontario.

LIST OF LOAN COR-

Page.	Name of Company.	Description of Company.	When incorporated.
601	Toronto General Trusts Company (c)	Trusts Co	1872
551	Toronto Land and Investment Corporation	Loaning Land Co.	30th Jan., 1886
557	Toronto Savings and Loan Company	"	15th June, 1885
607	Trusts Corporation of Ontario (c)	Trusts Co	1889
331	Trust and Loan Company of Canada, London, Eng	Loan Co	9th Dec., 1843
613	Trust and Guarantee Company (Limited)	Trusts Co	24th Feb., 1897
339	Union Loan and Savings Company	Loan Co	18th Mar., 1865
345	Victoria Loan and Savings Company	Loan Co	4th Sept., 1895
563	Walkerville Land and Building Company (Limited)	Loaning Land Co.	22nd Oct., 1890
351	Western Canada Loan and Savings Company	Loan Co	13th Jan., 1863
513	York County Loan and Savings Company	"	21st Dec., 1891

(c) Now amalgamated under the name of The Toronto General Trusts Corporation.

PORATIONS.—*Continued.*

Chief office in Ontario.	Manager.	President.	For the year ending.
Toronto	J. W. Langmuir	John Hoskin, Q.C	31st March, 1898.
Toronto	John C. Copp	Geo. R. R. Cockburn	31st December, 1898.
Peterborough	W. G. Morrow	Hon. Geo. A. Cox	"
Toronto	A. E. Plummer	Hon. J. C. Aikins, P.C	"
Toronto	James O'Neil Ireland	Chas. Morrison	30th September, 1898.
Toronto	T. P. Coffee	J. R. Stratton, M.P.P	31st December, 1898.
Toronto	James C. McGee	John Stark	"
Lindsay	James Low	Jno. Magwood	"
Walkerville	D. F. Matthew	E. Chandler Walker	"
Toronto	Walter S. Lee	Hon. G. W. Allan	"
Toronto	Joseph Phillips	Joseph Phillips	"

REPORT

OF THE

PROVINCIAL MUNICIPAL AUDITOR

FOR THE YEAR

1898.

PRINTED BY ORDER OF
THE LEGISLATIVE ASSEMBLY OF ONTARIO.

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1899.

REPORT OF THE PROVINCIAL MUNICIPAL AUDITOR.

PARLIAMENT BUILDINGS,
TORONTO, 8th February, 1899.

To the Honourable, A. S. HARDY,
Attorney General for Ontario, Toronto.

SIR,—In my report for 1897, it was my duty to inform you that over $100,000 had been ascertained to have been lost to the Municipalities throughout Ontario, by defalcations which were brought to light during that year. I am glad to state that for the year 1898, the deficits have been comparatively light and so far as ascertained will not reach the sum of $12,000. I have no doubt that the Municipal Cash Books issued under the auspices of the Government have contributed to this result in a very marked degree. Advices from the Bureau of Industries state that never in the history of the Department have there been so many changes in the ranks of the Municipal Treasurers, evidently showing that the public mind is awakened to the necessity of employing a better class of men for this important municipal work.

I am pleased to report that where I have been in my official capacity, I have as a rule found the new system of book keeping highly appreciated, and bidding fair to be a success throughout the Province.

In some municipalities there is a strong desire expressed to have a body of Auditors appointed by the Government and paid by the Municipalities to replace the present Township officials The idea is to have one thoroughly competent man to audit the books of each large county or several small counties, in fact to group the different municipalities so as to secure an effective audit by an independent body of skilled accountants, who would be under the control of and would report to the Department here. There are many arguments pro and con in regard to this suggestion. My own opinion is that another year should at least intervene before the present system should be interfered with. Besides there are many highly competent municipal auditors as well as those not so qualified. But there is no doubt this suggestion which has been so frequently urged of late, is worthy of a favorable consideration by the Government at no distant date.

The following inspections and audits have been made during the year.

JANUARY, 1898.—TOWNSHIP OF SOUTH EAST HOPE.

A petition for an inquiry was made in this matter by a duly qualified list of ratepayers. After a careful examination of the books of the municipality the only irregularity discovered was the fact that the Treasurer had been in the habit of keeping the Township funds along with his own. This having been rectified, I reported that an audit did not appear to be necessary and the matter was closed.

JANUARY.—TOWNSHIP OF SIDNEY.

The Treasurer of this Township having died, leaving the financial affairs of the municipality in some confusion, a request was made to me by the Clerk on behalf of the municipality that I should investigate the accounts. The result of the investigation showed that the Treasurer had funds in his possession at his death sufficient to make up the apparent deficit, and these funds having been handed over by his executors, the Township authorities fully exonerated the late Treasurer from any suspicion of wrong doing, if such had ever been entertained.

JANUARY.—TOWNSHIP OF SOUTH MARYSBURGH.

A petition duly signed was presented for an investigation of the Treasurer's accounts and after a preliminary inspection by myself, Mr. T. McCosh, of Paris, Ontario, Accountant was appointed to make a thorough audit of the Township accounts which he did accordingly, showing a deficit of $1,335 55, which I understand has since been made up by the Treasurer. This appeared not to be a case of fraud, but of bad book keeping. The amount paid by the Municipality for the audit was $147.

JANUARY.—TOWN OF INGERSOLL

After a careful preliminary examination by myself in response to a duly signed petition, I notified the Mayor and Council that I could not see any evidence of wrong doing or neglect in the keeping of the Treasurer's accounts. In view of the fact, however, that there never had been a special audit of the books of the municipality, and that there was a feeling of uneasiness abroad among a large body of the community, I advised them that it might be as well to have an audit. After a careful consideration of the position, the Mayor and Council thought it would be better to do so, and Mr. F. H. Macpherson, of Windsor, Chartered Accountant, was appointed to make a thorough investigation for fifteen years back, which he did and reported everything satisfactory. He also made some valuable suggestions to the Council in regard to the keeping of the Town accounts in future, and the Mayor and Council were well pleased that they had ordered the investigation, although no dereliction of duty had been shown on the part of the Treasurer.

The cost of this inquiry was $362.66.

MARCH —TOWNSHIP OF VAUGHAN.

VILLAGE OF RICHMOND HILL.

I made a cursory examination of the above offices, more for the purpose of ascertaining how the new books were kept than for any other purpose, and found nothing in my limited examination to make any special mention of.

MARCH.—TOWNSHIP OF ALBION.

VILLAGE OF BOLTON.

In the case of the first named, a complaint was lodged by the Township Council and I took an early opportunity of examining into the same personally. The Treasurer's accounts appeared to be all right, and so I reported to the Council. I informed the Council, however, that if they wished a special audit they could have one, my examination being necessarily a cursory one, but it appears they were satisfied as no further complaints have been made.

I took the opportunity of examining the books of the Village of Bolton, which appeared to be well kept by the daughter of the late Treasurer, who also kept the school accounts of the Village.

MARCH —TOWN OF OAKVILLE

A petition for an audit signed by the requisite number of ratepayers was presented, and after the usual preliminary inspection by me, Mr. W. A. Douglas, of Toronto, Accountant, was appointed to make a thorough investigation, which he did. The audit disclosed a great deal of bad bookkeeping, but no dereliction of duty on the part of the late Treasurer.

The cost of this audit was $120.

MARCH.—TOWNSHIP OF FLOS.

An audit was requested by the Township Council, in this matter, and Mr. John McEachren, Accountant, of Elmvale, was appointed to conduct it, and with him was associated W. A. Sneath, also of Elmvale, late warden of the County, who was appointed by the Council of the Township. Their investigation embraced the term of the treasurer's occupancy of the office extending from 1858 to 1898 (40 years). They reported that the balance due by the Treasurer, $3,808.10, had been duly deposited to the credit of the township, which closed the enquiry.

Mr McEachren's expenses in connection with this audit were $82.25.

APRIL.—TORONTO JUNCTION.

I paid a visit to this municipality, in connection with some difficulties experienced by the Treasurer in harmonizing his accounts with the new system introduced by the Government. I understand that no further trouble is anticipated in this direction. So far as the Treasurer's work is concerned it appears to be well done.

APRIL —CITY OF CHATHAM.

COUNTY OF KENT.

In the above cases my visit was only in regard to the keeping of the new books introduced by the Government, but while there I made as usual a cursory examination of the financial affairs of both municipalities and I am able to report that both the County and City books are carefully and well kept.

APRIL —TOWN OF GODERICH.

COUNTY OF HURON.

I am glad to report a similar state of affairs in regard to the above municipalities.

APRIL.—TOWN OF NIAGARA (ON THE LAKE)

This municipality has been unfortunate in several respects with their late Treasurer, and an audit was ordered to be conducted by Mr. William Thomson of St. Catharines, which disclosed a deficiency of $590.78, and the Treasurer has since resigned.

The cost of the audit was $168.

MAY.—VILLAGE OF FORT ERIE

The Council having requested me to make an examination of the Treasurer's books, I did so and recommended an audit if applied for by petition. I have no reason to doubt the accuracy of the Treasurer's accounts, but think an audit would do good, as no special inquiry or examination has ever been made in this municipality.

MAY.—VILLAGE OF NIAGARA SOUTH—(DRUMMONDVILLE.)

An audit was petitioned for in this municipality and after the usual preliminary inquiry Mr. William Thomson of St. Catharines, Accountant, was appointed to conduct it. The Audit disclosed no deficit but was very valuable in starting the municipality on a new system of bookkeeping, their books having been kept in the most primitive manner.

The cost of this audit was $123.

MAY.—TOWN OF NIAGARA FALLS.

This municipality lost over $1,500 last year through the bad bookkeeping of the former Treasurer. This year the municipality has a new Treasurer and the new books are well kept and a credit to that officer.

MAY.—TOWNSHIP OF SOUTH GOSFIELD.

The late Treasurer (Mr. Solomon Wigle) having died while in office, leaving his accounts in a somewhat disordered condition, it was considered advisable by the Council and a sufficient number of ratepayers to petition the Government to have a special audit, and after the usual preliminary inspection Mr. F. H. Macpherson, Chartered Accountant, was appointed to make the audit. After an exhaustive inquiry extending over several weeks Mr. Macpherson arrived at a conclusion satisfactory both to the township authorities and the estate of the late Treasurer, and the inquiry was closed.

The cost of this inquiry was $250.

JUNE.—TOWNSHIP OF WEST ZORRA.

A petition for an inquiry duly signed was presented in this matter and in accordance with the usual practice I made a preliminary investigation and decided to recommend the audit. Mr. F. H. Macpherson was appointed special auditor and after an exhaustive inquiry lasting over six weeks he brought in a report showing a balance due by both the present Treasurer, and the late Treasurer of a considerable amount. This was reduced later on by an amended report eliminating the interest charged from both treasurer's account's, and also allowing certain disputed credits to the present treasurer. In addition to this there was an item of $50 also deducted, the latter by order of the Honourable Mr Harcourt, who had been asked to arbitrate in the matter.

Mr. Macpherson rendered his bill in this audit for $443.67.

JUNE.—TOWNSHIP OF NORTH COLCHESTER

The Treasurer of this township was a defaulter to the extent of about $3,500, which was after some pressure, compromised by the Council for $2,500. I understand that there is some dissatisfaction among the ratepayers at the result and an audit may yet be asked for.

JUNE.—TOWNSHIP OF EAST WILLIAMS

After the usual preliminary inspection, a special audit was granted in this matter and Mr. T. McCosh of Paris, Ont., was appointed to conduct it. His examination of the books and accounts of the township only extended back for one year and no further disclosures than some clerical errors and irregularities in the payment of accounts were discovered.

The expenses of this audit were $68.

JUNE.—TOWNSHIP OF ORILLIA.

After the usual preliminary inspection in response to a duly signed petition for an inquiry Mr. John McEachren, Accountant, of Elmvale, was appointed to audit the books and accounts of the late Treasurer of the Township of Orillia. He did so and found a deficit of $5,222 74. The most if not all this sum is a total loss to the township, the deficit having occurred before the present bondsmen assumed any liability and the previous sureties having been discharged.

Cost of audit $73.45.

JUNE.—TOWN OF ORILLIA.

When in this town making preliminary inspection in the Township matters, I made, a cursory examination of the books of the town and found same well and carefully kept.

JULY.—TOWN OF GALT.

Being in the neighborhood, I paid the Treasurer an official visit, and was pleased to find the municipal books so well kept, and bank balances quite correct.

AUGUST.—TOWNSHIP OF ELDERSLIE.

The inquiry in this matter was more of an actuarial character than otherwise involving the question of the apportionment of the debenture debt between the village of Chesley and the Township of Elderslie. A settlement satisfactory to both parties was arrived at by Mr. W. A. Douglas, Accountant, of Toronto. From a personal examination, the books of the Township of Elderslie and the Village of Chesley are well kept.

Cost of audit $68.

SEPTEMBER.

A good many inquiries having reached this office from the North West part of the Province, it was considered advisable that I should make a visit of inspection, to that district. I accordingly visited in my official capacity the following places :—

Rat Portage,
Keewatin,
Port Arthur,
Fort William,
Sault Ste. Marie Town,
Sault Ste. Marie Township,
Owen Sound,
Meaford.

I found the new Government books in use in all these places, and they proved very valuable in obtaining almost an immediate insight into the working of the Treasurers' offices in these municipalities. Under the old system it has often taken days to arrive at the same conclusions which can now be reached in a few minutes. For instance in making these cursory inspections it is my custom to balance the Treasurer's cash, which is easily done now if the books are written up, but it was entirely a different matter before the introduction of the present system.

OCTOBER.—COUNTY OF BRANT.

I inspected the books of the County Treasurer of Brant and found everything in perfect order. The Treasurer finds the new system a help to him in his work.

OCTOBER.—TOWN OF LISTOWEL.

A petition for an audit duly signed was presented, and in accordance with the usual practice I made a preliminary inspection of the books of the municipality. The Mayor thought it best to call a meeting of the Council to consider the matter, and although some of the members were strongly in favor of a special audit at once, it was carried by a majority of one, to defer action for the present. There is little doubt but that a special audit would be a good thing for the town.

OCTOBER.—TOWN OF AMHERSTBURGH.

Having been asked by certain members of the Town Council to visit this town, I made an examination of the Treasurer's books and found the same in good order. The same, however, could not be said with regard to the Collectors's Rolls which were in a very bad state, but I understand that since my visit, they have been put in correct and satisfactory condition. I recommended an audit after the yearly statements had been laid before the ratepayers.

OCTOBER.—CITY OF WINDSOR.

Being in this neighbourhood I made a cursory examination of the Treasurer's books and found the same under the new system and well kept.

OCTOBER.—TOWN OF WOODSTOCK.

A petition for an audit was presented signed by a duly qualified number of ratepayers and having made the usual preliminary inspection and interviewed some of the prominent business men of the town in reference to matters dealt with in the petition, I decided not to recommend an audit at present. The great majority of the ratepayers was distinctly opposed to an audit and I could find nothing in a careful examination of the Treasurer's books and accounts to justify it.

DECEMBER.—TOWN OF MORRISBURGH.

When making the usual preliminary examination in the Township of Matilda, audit now in progress, I took the opportunity of inspecting the books of the Treasurer of this town. These appeared to be in good order and well kept.

The following inquiries are now going on :—

	Auditors.
Township of Southwold	R. W. McKay, St. Thomas.
Township of Matilda	D. Murray, Kingston.
Town of Trenton	W. A. Douglas, Toronto.

The following list shows the ascertained deficits in Municipal Treasurer's accounts during the year 1898.

Township of South Marysburgh		$1,335 55
Town of Niagara-on-the-Lake		590 78
Township of North Colchester		3,500 00
Township of Orillia		5,222 74
Township of West Zorra:		
Innes, Treasurer	$323 72	
Sutherland, Treasurer	88 87	
		412 59
		$11,061 66

RE CASH BOOKS FOR SCHOOLS.

Cash books for the use of school sections, and cash books for the use of school boards of the higher grades can now be obtained from Messrs. Brown Brothers, Limited, Toronto. The former cost $1 and the latter $2.50. Wherever these books have been used they have given every satisfaction, and in view of the fact that it is [illegible]ly impo[illegible] and they should now be placed in general use, it is for the Legislatu[illegible] to say [illegible]eficit would not be better in the near future to make the use of them compu[illegible]sory [illegible] in t case of the Municipal Treasurers' Cash Books.

All of which is respectfully submitted.

Your obedient servant

J. B. L[illegible]
IAING,
[illegible]ovincial Municipal Auditc

BINDING SECT. AUG 2 3 1967